







This lovely two bedroom detached cottage was built circa 1750 and sits on a large, private and enclosed garden with garage and driveway with further on road parking in the lane. The house is situated in a very quiet, rural location but only a few minutes from Liss and easy walking distance to The Flying Bull pub. NO ONWARD CHAIN.

There is potential to extend the house, subject to planning, to make Tile Cottage a fine family home.

The house had a brand new roof in 2020, along with re-decoration and re-fitted kitchen.

The property offers enclosed entrance porch leading to a large sitting room with wood burner with stairs to the first floor. Door to rear lobby with further door to the gravelled courtyard.

From the rear lobby is a downstairs bathroom with white three piece suite and electric shower.

The kitchen/breakfast room was fitted last year and offers a good range of floor and wall mounted units, electric cooker, space for fridge, freezer and washing machine and breakfast bar. Windows overlooking front and rear gardens.

The first floor offers a small double bedroom and a single bedroom/study with built in wardrobes.

Externally, there is a private driveway with detached brick built garage. There is a pathway leading to the front door and a large lawned front garden with lovely flowering borders. Summer house. To the front of the house is a gravelled courtyard area. The rear of the house is a small





raised garden area.

Electric heating. There is no gas to the property. Mains water supply in, septic tank out.

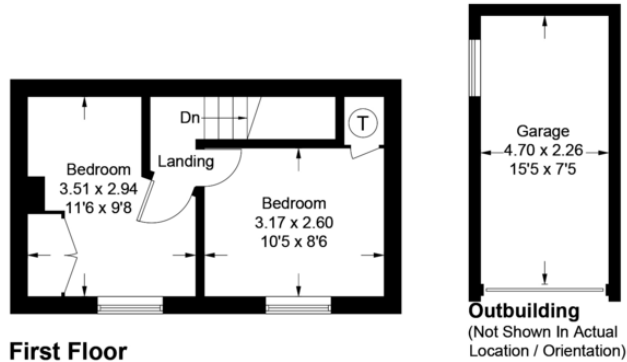
Council tax band - D - £1870 per annum.

Please contact Jacobs & Hunt, Petersfield.

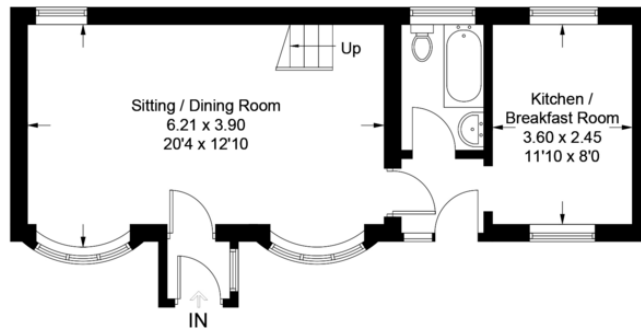
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Approximate Gross Internal Area = 61.8 sq m / 665 sq ft  
 Garage = 10.6 sq m / 114 sq ft  
 Total = 72.4 sq m / 779 sq ft



**First Floor**



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID638527)



Score	Energy rating	Current	Potential
92+	A		115   A
81-91	B		
69-80	C		
55-68	D		
39-54	E	39   E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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