



Liss, Hampshire

Offers In Excess Of £550,000

Liss, Hampshire

The Old Bakery is a truly unique and exciting extended period home that gives an opportunity to buy a very spacious end of terrace property; already boasting over 1900 sq ft of living space and with further potential to extend, conveniently located in the heart of Liss on a no through road, within walking distance to the village amenities and the mainline train station.

On approach to the property it is clear to see the potential the building holds, sitting on a double-width plot with attached garage extending the full depth of the property.

The ground floor is very versatile and offers three reception rooms with two lounge areas open plan to a spacious kitchen and dining room. The family bathroom and a bedroom or study are also located on the ground floor. The adjoining garage used to be a bakery, and has a high ceiling, a utility area, lots of storage and is currently utilised as a work shop..

The first floor hosts three further bedrooms and a staircase to a bonus loft room. The loft room again holds potential to be a work from home office. The gardens are extensive; mainly laid to lawn with additional large garage/outbuilding located behind a hedgerow. This home is truly fabulous and needs to be explored to be appreciated.

- Characterful Spacious Family Home
- Four Bedrooms
- Three Reception Rooms
- Additional Bonus Loft Room
- Potential to Extend STPP
- Extensive Garage
- Two Working Fire Places
- Very Large Garden
- Walking Distance to the Village Amenities
- Walking Distance to Mainline Train Station



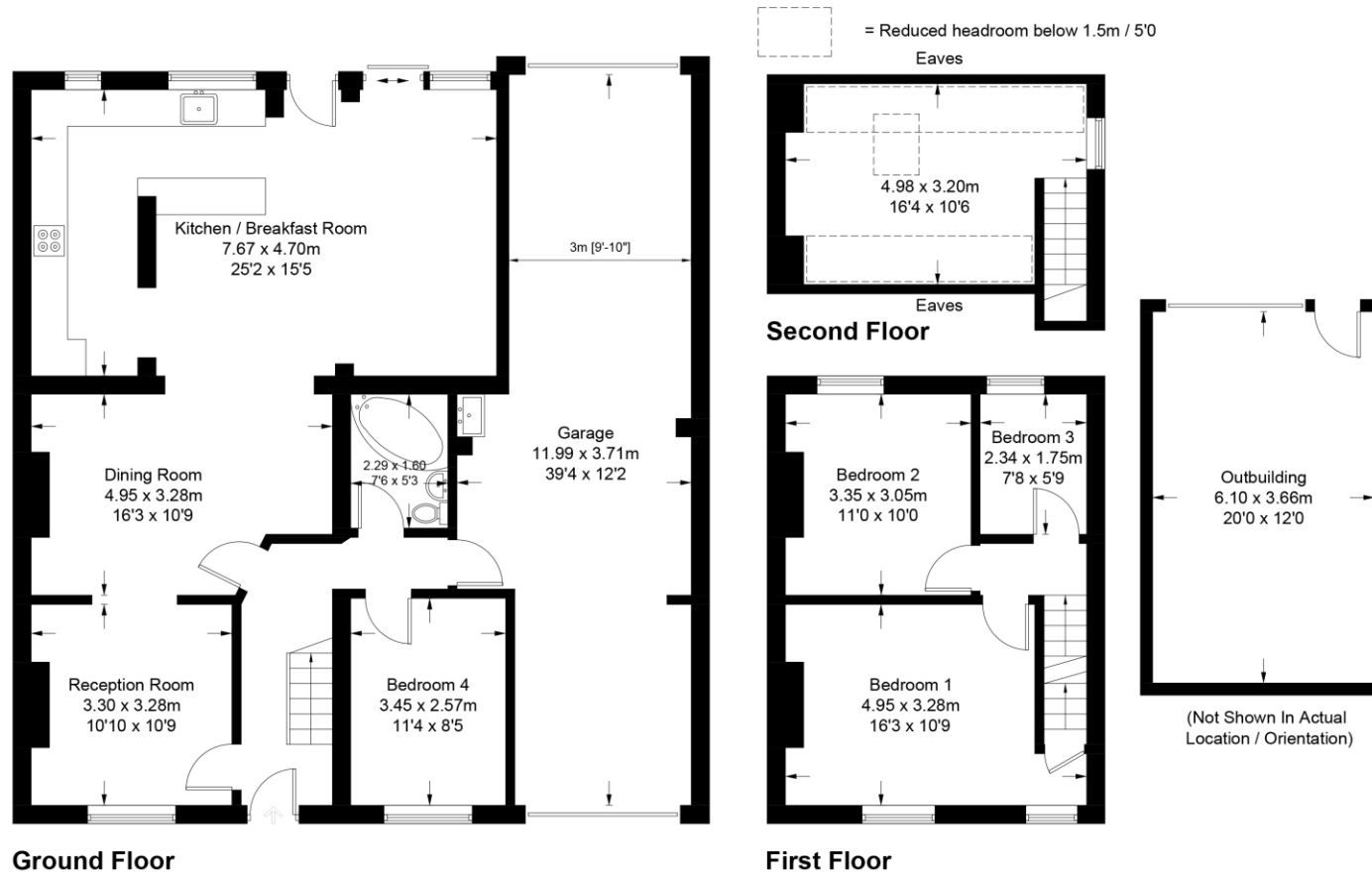
Floor Plan

Shotterfield Terrace, GU33

Approximate Gross Internal Area = 178.8 sq m / 1925 sq ft
(Including Garage)

Outbuilding = 22.3 sq m / 240 sq ft

Total = 201.1 sq m / 2165 sq ft



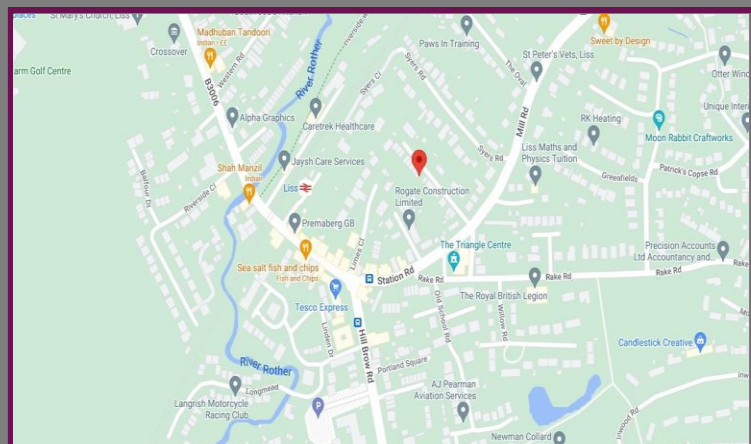
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser. (ID898997)

Location

Shotterfield Terrace is located within a short stroll of the village centre. The village of Liss provides a wide range of shopping and recreational facilities, infant and junior schools, churches, doctors, dental surgeries, restaurants, pubs and a railway station on the Waterloo/Portsmouth line. Further amenities can be found in the market town of Petersfield within 5 miles to the South. The A3 provides access to the South Coast, Guildford and London and the surrounding countryside with its Area of Outstanding Natural Beauty which provides many opportunities for outdoor pursuits.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.