





VIRTUAL 3D TOUR - please click on the Virtual Tour icon

Updated and very attractive three bedroom semi-detached period home located in an enviable position adjacent to Durford Wood at the top of Hill Brow, near Liss. The property has very recently been the attention of an internal upgrade including full redecoration, wooden flooring, carpeting, new family bathroom and kitchen update.

The double aspect living room features brand new wooden flooring and benefits from a woodburning stove, and could be facilitated as a study as well, due to its spacious dimensions. Sliding patio doors to the rear garden. The kitchen is the main feature of the house and has been upgraded to include granite worktops and includes a selection of hand built cupboards and features a centrally located island providing excellent additional work and storage space. An up to date oil fired Rayburn provides both central heating, hot water and cooking and there is separate, new electric hob. The kitchen is semi-open plan to a stunning Edwardian style double glazed conservatory and offers a both luxurious and tranquil living/dining/entertaining area, which is enclosed by the gardens.



Alongside the kitchen is a large utility room with space for washing machine, tumble drier and large fridge freezer. Additionally, there is a modern ground floor shower room and a separate cloakroom.

On the first floor, there are three excellent size bedrooms all with brand new carpeting. The bathroom is beautifully appointed and is brand new and fitted with a roll top bath with fitted shower over. Bedroom 2 has a re-fitted hot

water immersion tank.

Outside, the gardens are the highlight of this stunning home and offer privacy on all sides and benefits from a Southerly aspect. There are three distinct garden areas and a generous area of rear lawn, pond and a driveway providing parking.

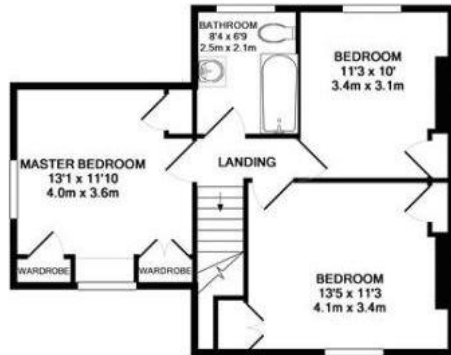
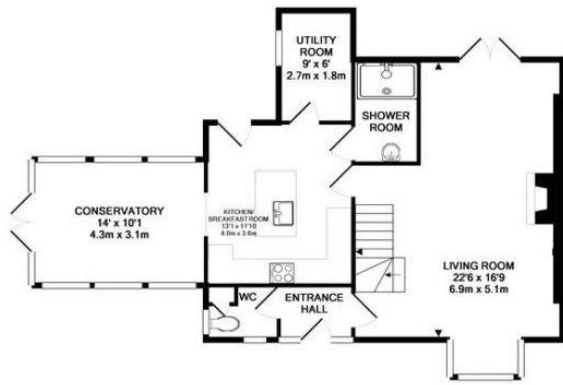
There are number of outbuildings including a large detached studio/office with a veranda and feature woodburning stove and electricity supplied by the main house. There is also a car port and wood storage area which could easily be converted to a car barn and a large adjoining workshop with light and power.

Offered with no onward chain. Oil central heating. Septic tank drainage.

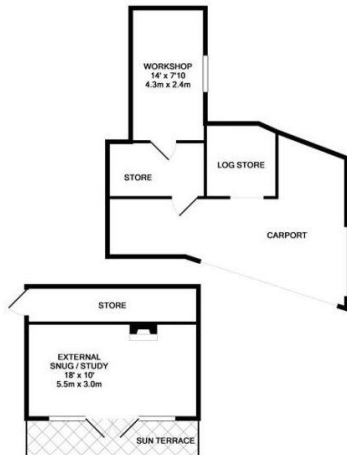
Council tax - Chichester - £2283 per annum - Band E

OPEN 7 DAYS A WEEK



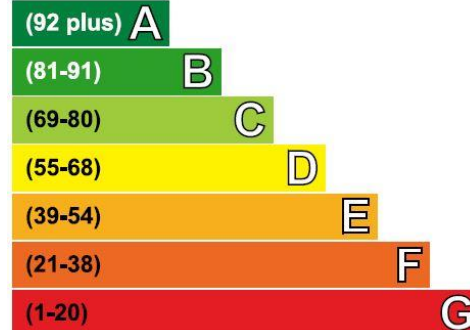


1ST FLOOR  
APPROX. FLOOR  
AREA 521 SQ. FT.  
(48.4 SQ. M.)



## Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
	82
36	

