

Bourne



Hill Brow, Hampshire

Guide Price £700,000

# Hill Brow, Hampshire

A stunning luxury apartment situated within an imposing characterful country building, the building has been converted into just three apartments, with each apartment occupying one floor of the building.

Offering over 1900sq ft of living accommodation, this apartment occupies the whole of the first floor and is the perfect blend of a modern living set within a characterful building. There are high ceilings, very spacious rooms and an abundance of natural light. The current owners have enhanced and modernised the living environment to compliment the features of the building.

On approach you will notice there is plenty of off street parking and wrap around grounds and gardens. The access to the flat is shared with one other apartment and has a grand entrance with built in storage.

The property itself houses four double bedrooms all with built in storage and a spacious en-suite to the principal bedroom. There is a separate and newly modernised kitchen with dining space and a very grand 25ft reception room with a newly installed log burner and a bay window overlooking the rear gardens.

To the south of the house is a communal area of lawn with mature borders of shrubs and trees, there are two sheds in the garden that are assigned to the current owners. The property is being sold with a share of the freehold and on a 999 year lease from 8th August 2004.

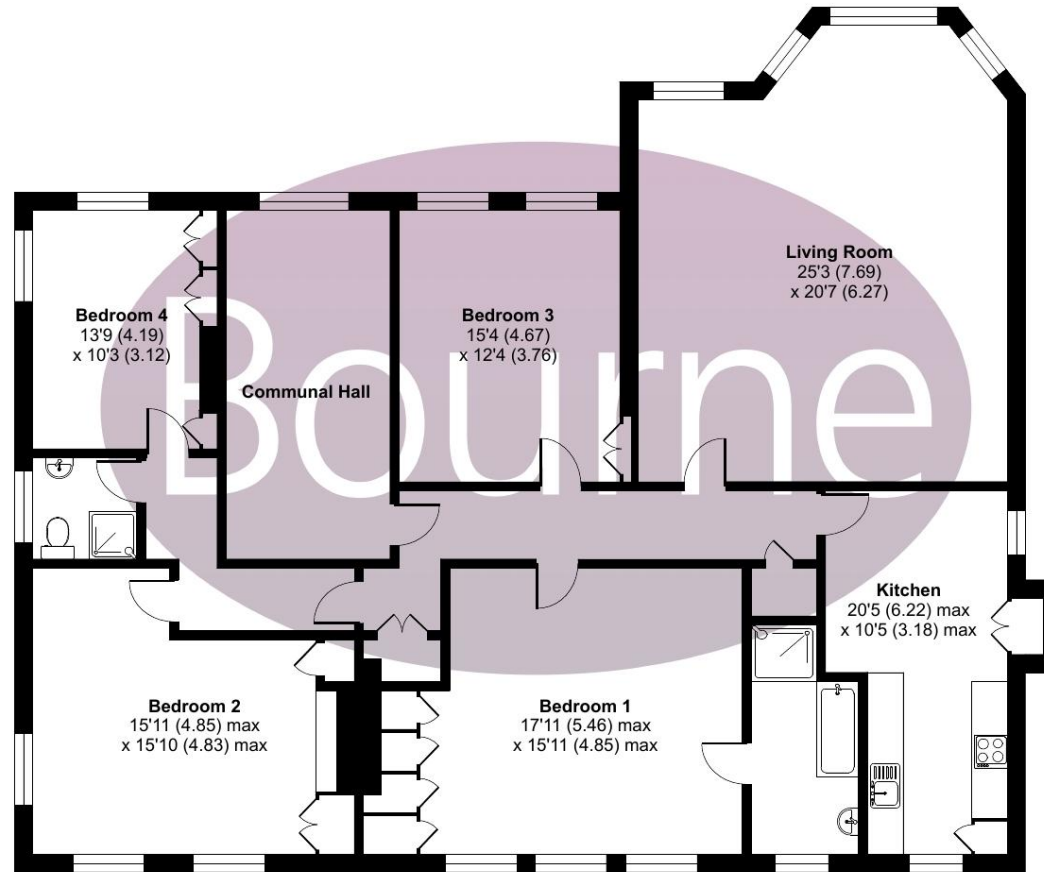
- Stunning Apartment set within a Country House
- Four Double Bedrooms
- Beautifully Modernised Throughout
- Shared Private Gardens and Mature Borders
- Off Street Parking
- Log Burner Installed to Reception
- Separate Stylish Kitchen
- En-Suite to Bedroom One
- Rural Location



## Lisswood, London Road, Hill Brow, Liss, GU33

Approximate Area = 1936 sq ft / 179.9 sq m (excludes communal hall)

For identification only - Not to scale



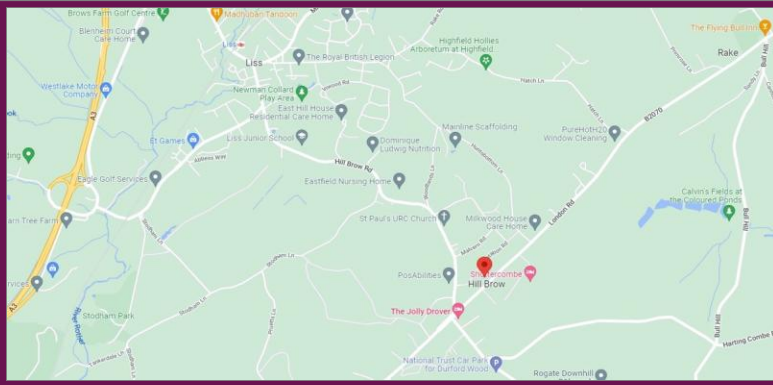
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Bourne Estate Agents. REF: 904557

# Location

Situated in the South Downs National Park, Hill Brow is a series of mainly larger houses on the ridge to the south east of Liss. It is a heavily wooded area with long views over the Upper Rother Valley. It is separated from Liss by woodland and meadows. The property is conveniently located a little over one mile from Liss village centre, with its mainline train station on the Portsmouth to London Waterloo line. The nearby A3 provides access to the South Coast, Guildford and London. Educational facilities are served by Liss Primary School being in walking distance. Senior schools Bohunt in Liphook, the Petersfield School (TPS) Churcher's College, Bedales and Ditcham Park



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D		
39-54	E	45   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.



A refreshing choice...

**Petersfield Office** : 2 Swan Street, Petersfield, Hampshire, GU32 3AD

**Sales**: 01730 262826 | **Lettings**: 01730 266 660 | **Web**: [www.Bourneestateagents.com](http://www.Bourneestateagents.com)

**Email**: [petersfield@bourneestateagents.com](mailto:petersfield@bourneestateagents.com) | **Lettings**: [petersfieldlettings@bourneestateagents.com](mailto:petersfieldlettings@bourneestateagents.com)