



Liss, Hampshire

Offers In Region Of £650,000

# Liss, Hampshire

An exceptionally attractive home offering a wealth of charm and character, situated within a Georgian house with over 7 acres of delightful grounds to enjoy. This fine ground floor dwelling offers over 1900sqft of accommodation and additionally, has a double garage.

The shared main front door gives access to the communal hallway, leading to the apartment's separate front door. Upon entering the apartment, positioned to the right is the sitting room which is dual aspect and provides storage. Further along the hall is the kitchen which features a full range of wall and base units with stone surfaces over, an inset sink and drainer unit, integrated fridge, freezer, dishwasher and washing machine, built in double oven, four ring electric ceramic hob with an extractor over and a side aspect window, looking out onto the first part of the property's terrace. Completing this section of the apartment is the dining room which has an electric point in the hearth where a chimney stack previously stood and is now ideal for an electric log burner, additionally, this room has storage, and has doors leading out onto the terrace. Secondary double glazing is present throughout the property.

The main bedroom is centrally positioned towards the rear of the accommodation, has high ceilings, fully double glazed unit, a pleasant bay window overlooking the communal grounds and offers fully fitted wardrobes. The second and third bedroom also have well-sized wardrobes, and both are of good proportion. The bathroom includes a bath unit with shower over, shower screen, WC, wash hand basin inset vanity unit, stone surfaces, part tiled walls, a tiled floor with underfloor heating, heated towel radiator, LED lighting and a rear aspect obscure window. Completing the accommodation is a separate cloakroom with WC, wash hand basin and an obscure window. There is also a very useful attached studio of good proportion which has a log burner and would make for an ideal work from home space, the studio also provides access onto the communal grounds.

Lastly, there is a double garage which can be found close by. There is power, light and barn style doors. There is also a private courtyard garden and a large terrace, solely for the use of this apartment.

- Private Outside Space
- Character Features
- Spacious Reception Room
- Circa 7 Acres of Communal Gardens
- Off Street Parking
- Ground Floor
- Admirable Views
- Two Log Burners
- Double Garage
- Located in between Liss and Petersfield



## Farnham Road, GU33

Approximate Gross Internal Area = 179.2 sq m / 1929 sq ft  
Double Garage = 45.3 sq m / 488 sq ft  
Total = 224.5 sq m / 2417 sq ft



Ground Floor

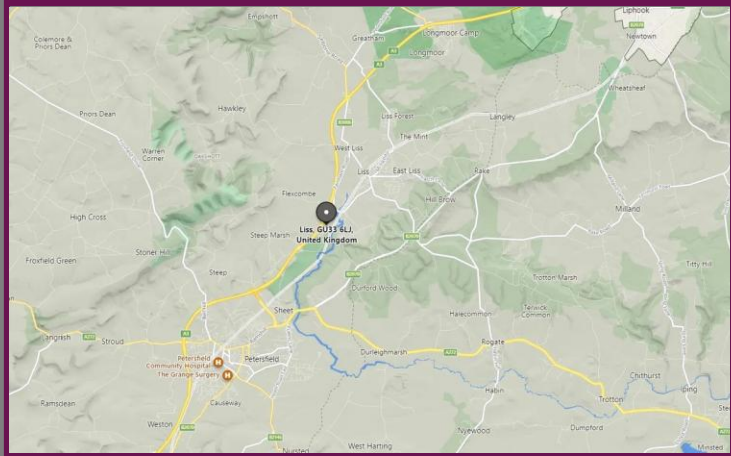
(Not Shown In Actual Location / Orientation)

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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. (ID886129)

# Location

Little Stodham House is located in a highly convenient position between Liss village and Petersfield town and is set amongst stunning and expansive communal grounds. Liss has a range of shops for day to day needs and a railway station on the Portsmouth to London Waterloo line. There are further, more comprehensive facilities at Petersfield including shopping and leisure facilities together with a main line station from which, trains to the capital take just over an hour.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65   D
39-54	E	48   E	
21-38	F		
1-20	G		



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