



Hill Brow
Liss, Hampshire, GU33



Beyond your expectations

Individual 6 bedroom house with annexe in tucked-away position

Master Bedroom Suite | Guest Bedroom Suite | Three Further Bedrooms | Family Bathroom | Dining Room | Drawing Room | Sitting Room | Open Plan Kitchen/Breakfast Room | Family Room | Study | Annexe with Sitting Room | Bedroom and Bathroom | Double Garage | Landscaped Garden of about 0.36 acre

Guide Price £950,000 Freehold

Description

A beautifully appointed detached family house, built by a local builder for his own occupation in 2003, presented with brick elevations under a tiled roof. The property offers excellent family accommodation extending to over 3500 sq.ft. and is offered for sale with NO ONWARD CHAIN. The ground floor features an open plan fitted kitchen/breakfast room opening to the dining room and family room, forming the hub of the house. In addition, there are three further reception rooms. To the first floor there are five bedrooms with master and guest suites. In addition there is an excellent self contained annexe, ideal for a relative or the purchaser wishing to adapt to office use. All of the principal rooms enjoy a southerly aspect and an INTERNAL INSPECTION IS HIGHLY RECOMMENDED.

Outside

ATTACHED DOUBLE GARAGE with light and power connected, oil fired boiler serving central heating and hot water systems, electric twin up-and-over doors. Garden Shed. Water Tap. Oil Tank. Outside Lighting. GARDEN: This is a charming feature of the property providing a secluded and tucked-away position. The property is approached by a long gravel drive and five bar gate with parking for several vehicles. A side gate leads to the rear where there is a wide paved sun terrace with extensive lawns flanked by well stocked borders of flowering and herbaceous shrubs. The rear garden enjoys a southerly aspect and is well enclosed with close boarded fencing and some laurel hedging, affording a good degree of

privacy. In all the garden EXTENDS TO ABOUT 0.36 ACRE.

Location

Occupying a tucked-away position approached by a private gravel drive, the property is situated on the Hampshire/West Sussex border within about 1.5 miles of Liss which provides a range of shops, mainline station and local school. More comprehensive facilities are available in the towns of Petersfield and Liphook, both about 5 miles distant. There is a wide choice of both state and private schools in the vicinity including Churchers College, Bedales and Bohunt School at Liphook which won the TES School of the Year in 2014. There are many acres of fine countryside close at hand, including much under the ownership of the National Trust.

Additional Information

SERVICES: Mains Water and Electricity. Private Drainage. Oil Fired Central Heating. Double Glazing.

LOCAL AUTHORITY: Chichester District Council, East Pallant House, East Pallant, Chichester PO19 1TY

Hamptons International

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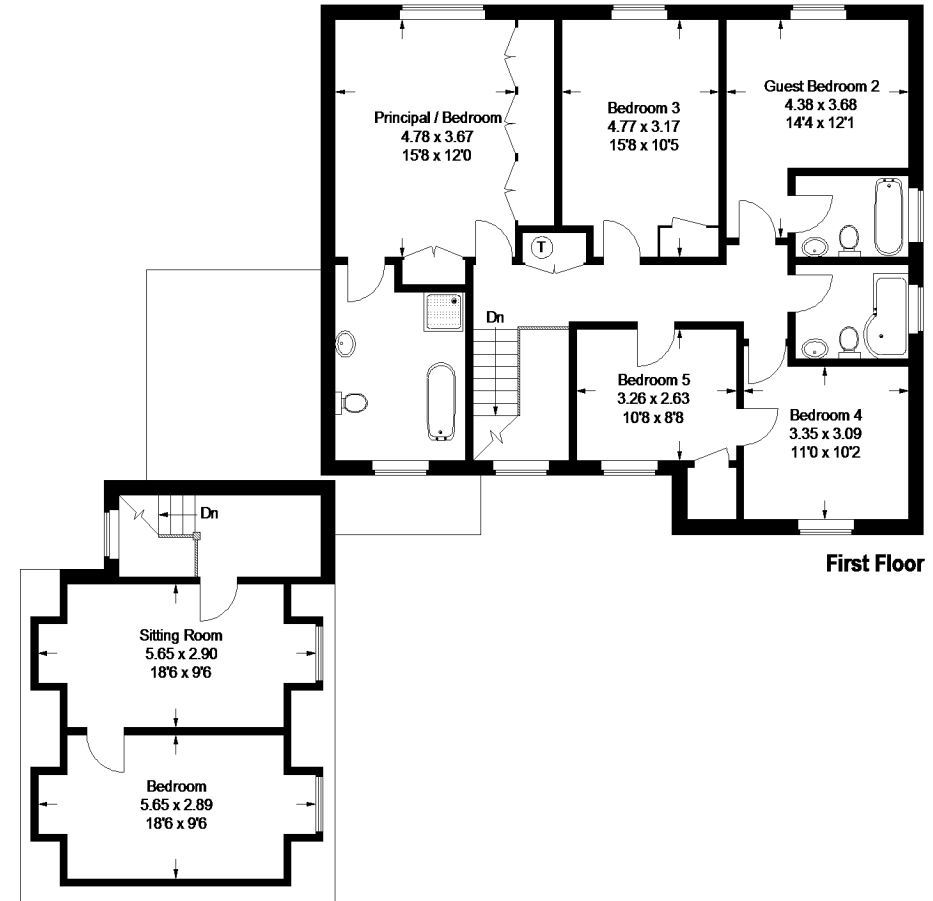
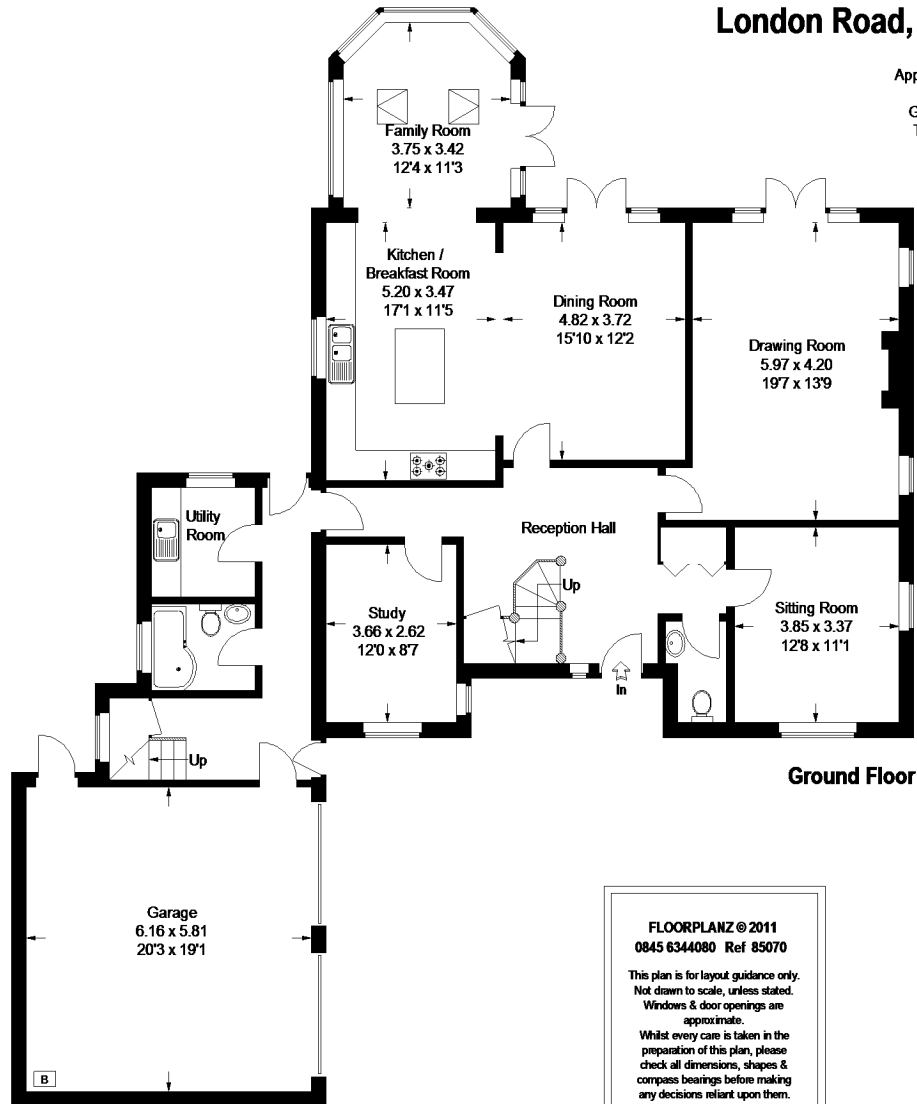
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

London Road, Hill Brow, Liss, Hampshire

Approximate Gross Internal Area :-
 294.2 sq m / 3167 sq ft
 Garage = 35.8 sq m / 385 sq ft
 Total = 330 sq m / 3552 sq ft



FLOORPLANZ @ 2011
 0845 6344080 Ref 85070

This plan is for layout guidance only.
 Not drawn to scale, unless stated.
 Windows & door openings are approximate.

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

