

EQUESTRIAN



Reeds Lane, Liss
Hampshire, GU33



Beyond your expectations

Beautiful country house in grounds of about 8 acres

Hamptons International

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www.hamptons.co.uk

Four Bedrooms | Three Bath/Shower Rooms | Reception Hall | Sitting Room |
Open Plan Fitted Kitchen/Dining/Family Room | Study/Bedroom | Utility Room | Games Room |
3 Car Barn with Store Room | 3 Loose Boxes | Workshop | Grounds extending in all to 8 Acres

Offers in excess of £1,500,000 Freehold

Description

A beautifully appointed oak framed country house, individually designed and built by the current owners in 2008 for their own occupation, presented with attractive oak clad elevations under a slate clad roof with a wealth of French oak beams throughout the interior. The property has been built to a high specification with quality bathroom/shower room suites and underfloor heating throughout. The accommodation is light and airy and features include a superb open plan fitted kitchen/dining/family room comprehensively equipped with extensive units having granite work surfaces, integrated American style fridge/freezer, dishwasher, coffee maker, induction hob, two single ovens and warming drawer. There is a charming sitting room with double doors opening to study/bedroom with adjoining wet room. There is a basement comprising a games/entertainment room. An internal inspection is highly recommended.

Outside

The property is approached by a long gravel driveway, terminating in a parking area for several vehicles. There is a detached TRIPLE GARAGE with two open bays and enclosed garage with STORE ROOM over. Water Tap. FOUR LOOSE BOXES. GARDEN STORE. Located away from the house is a large WORKSHOP of nearly 1500 sq.ft which could be adapted to further loose boxes if required subject to planning. GARDEN: This is a charming feature of the property, providing park-like grounds with a wide expanse of

lawns interspersed with a variety of trees and rhododendrons. Adjoining the house is a decking area leading to a yorkstone sun terrace. There is also a paddock of about 2.9 acres. In all the GROUNDS EXTEND TO ABOUT 8 ACRES.

Location

Occupying a lovely rural position in an area of outstanding natural beauty, now part of the South Downs National Park. Liss village lies within about 2 miles, offering an excellent range of local shopping facilities and station on the Waterloo/Portsmouth main line. More comprehensive facilities are available in Petersfield, about 5 miles, and Liphook about 4 miles. There is an excellent choice of state and private schools in the area including Churchers, Bedales and Bohunt School which won the TES Secondary School of the Year in 2014.

Additional Information

SERVICES: Mains Water and Electricity. Private Drainage. Biomass Central Heating supplemented by Solar Heating for the hot water.

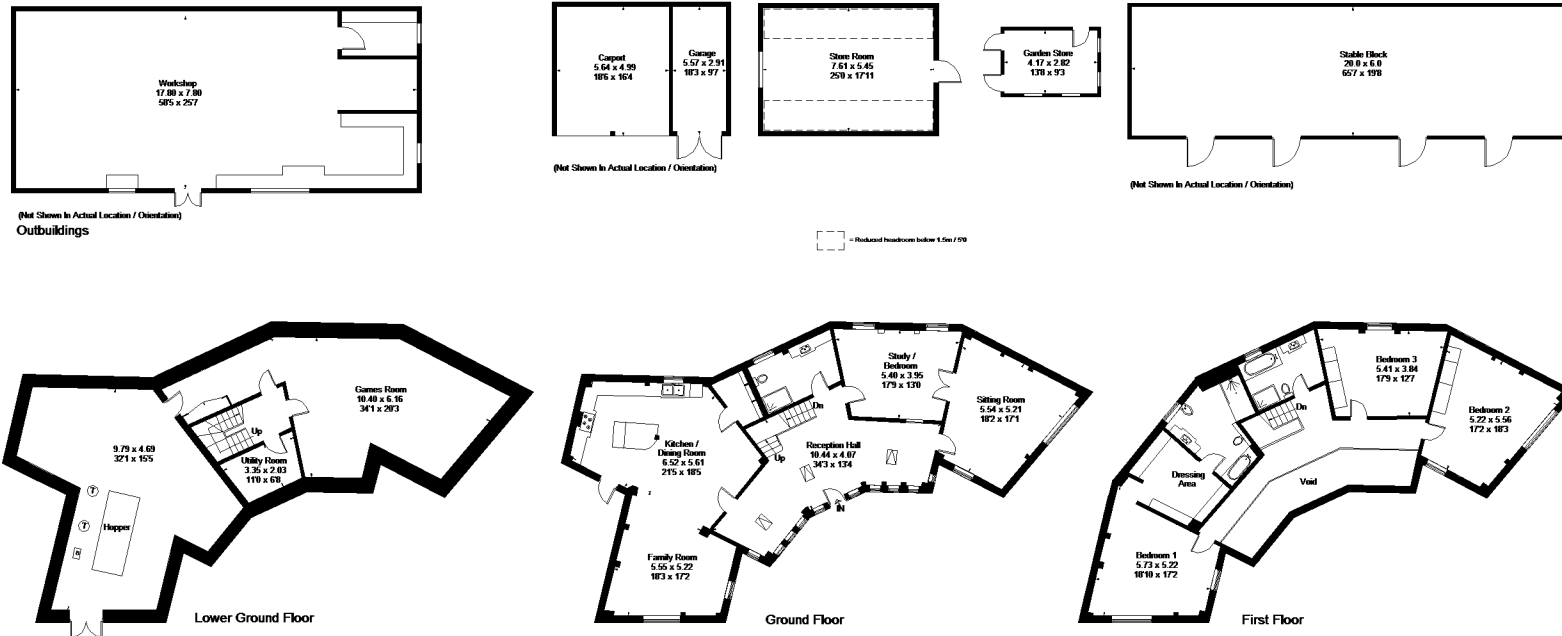
LOCAL AUTHORITY: East Hampshire District Council.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	76
(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	

Reeds Lane, Liss, Hampshire

Approximate Gross Internal Area
House = 409.5 sq m / 4408 sq ft (Excluding Void)
Outbuilding = 192.3 sq m / 2069 sq ft (Excluding Carport)
Total = 601.8 sq m / 6477 sq ft



FLOORPLANZ © 2016 0845 6344080 Ref: 168570

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. 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.

