



Wyld Green Lane, Liss

**Asking Price £525,000**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS

# Wyld Green Lane, Liss

**\*\*BACK ON THE MARKET\*\***

This wonderful character cottage has been updated and extended in our opinion to very high standards by the current owners.

Located on a quiet country lane on the outskirts of Liss village the property comprises of modern family kitchen, cloakroom, lounge diner with with log burning stove doors to the conservatory.

On the first floor there are three bedrooms and a family bathroom, all light and airy.

The garden which is to the front of the property provides plenty of space for entertaining on the patio while the lawned area with flower and shrub borders makes an ideal play area. To complete the outside area there is a wonderful summer house that could easily be used as a home office or gym.

There is parking for several vehicles, which is a great benefit.

EPC - F



### Location - Liss

The village of Liss provides a wide range of shopping and recreational facilities, infant and junior schools, churches, doctors and dental surgeries, restaurants and pubs. The village has a mainline station on the Portsmouth – London Waterloo line and the A3 provides road access to the south coast, Guildford and the M25. Liss is set within the South Downs National Park, which provides some magnificent walking and riding country, as well as many other outdoor leisure amenities. There are theatres at Guildford and Chichester, golf at Petersfield, Liphook and Cowdray Park, as well as convenient access to the well regarded Churchers College, Highfield & Brookham and Bedales Schools.

### Local authority

East Hampshire District Council  
Penns Place, Petersfield  
Hampshire, GU31 4EX  
01730 266551

### Additional Information

All main services

### Tenure

Freehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>66</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>32</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Approximate Gross Internal Area = 96.0 sq m / 1033 sq ft  
Home Office / Summer House = 21.3 sq m / 229 sq ft  
Total = 117.3 sq m / 1262 sq ft

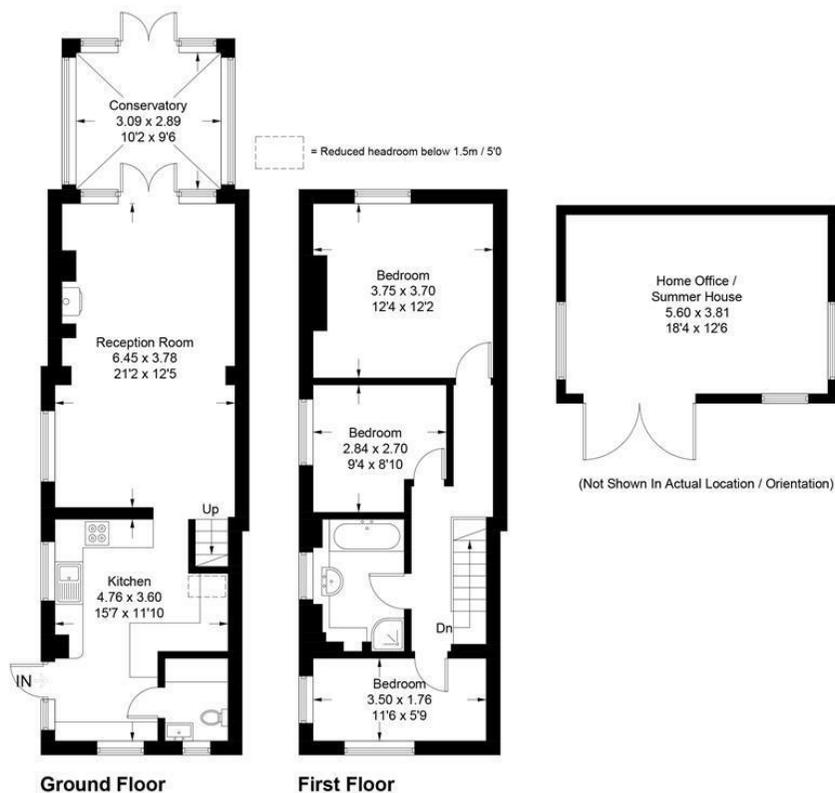


Illustration for identification purposes only, measurements are approximate,  
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## Williams of Petersfield

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