



Nursery Field, Liss

Asking Price £575,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Nursery Field, Liss

Situated in a no through road overlooking a pleasant lawned green on the outskirts of Liss village, but within walking distance to the village schools and village centre, is this detached family home. There are excellent rail and road links to the South Coast and London (Waterloo) via Liss Stations and the A3.

On the ground floor, there is a spacious living room and dining room, a bespoke fitted kitchen/ breakfast room with patio doors leading to the conservatory which then leads onto the rear garden, the utility room is located off the kitchen/ breakfast room with a door leading to the integral garage and the ground floor cloakroom is off the hallway.

The first floor accommodation comprises four bedrooms, one with en-suite shower room and a family bathroom. The pretty rear garden is south/ west facing and has the benefit of a summer house and pedestrian access to the adjoining garage which is approached via a driveway allowing parking for 2/3 cars.

There is potential to extend over the garage and breakfast room subject to the usual planning consents.

The property is a well presented family home in a pleasant setting and we highly recommend an early viewing.

The property is offered with No forward chain.

Williams of Petersfield are still following government guidelines with regards to Covid-19.

EPC - D



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) A		
(81-91) B		81
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



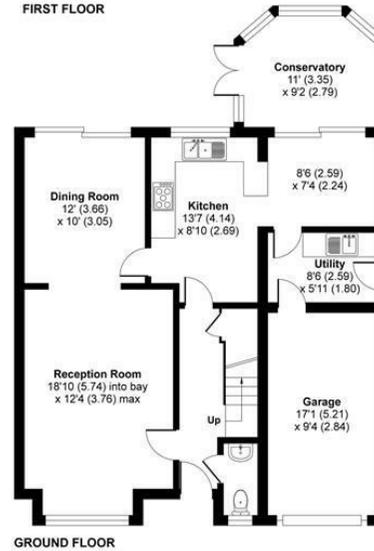
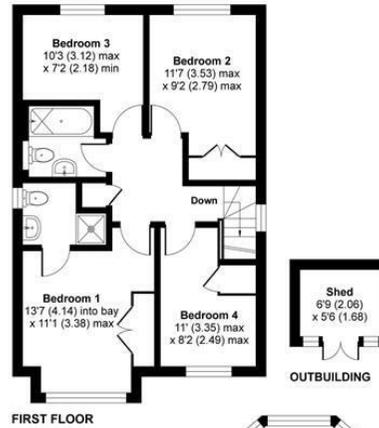
Nursery Field, Liss, GU33

Approximate Area = 1534 sq ft / 142.5 sq m (includes garage)

Outbuilding = 37 sq ft / 3.4 sq m

Total = 1571 sq ft / 145.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Williams of Petersfield. REF: 790285

Williams of Petersfield

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