



Todmore, Greatham

**Offers Over £500,000**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS

# Todmore, Greatham

Introducing a substantial four bedroom semi-detached house nestled in the charming village of Greatham, Liss which lies within the South Downs national park.

Upon entering, a newly refitted W.C. on the right sets the tone for what's to come. As you explore further, you'll be greeted by a bright and airy atmosphere. The recently refurbished kitchen is a true gem, featuring all-new integrated appliances and a stunning stone colour palette. A thoughtfully designed bar, complete with additional storage space, graces the end of the island.

The kitchen seamlessly connects to the dining room, which overlooks both the conservatory and the living room. The spacious living room opens up to your private garden through beautiful sliding doors, creating a seamless indoor-outdoor living experience.

The conservatory, fitted with new flooring, offers the perfect spot for morning relaxation and reading.

Heading upstairs, on the first floor you'll discover three generously-sized double bedrooms, each equipped with built-in wardrobe space. The principal bedroom impresses with an en-suite bathroom. The first floor is completed by a well-appointed family bathroom.

The final bedroom, a spacious haven filled with natural light and boasting views of the South Downs, awaits on the second floor, boasting ample eaves storage.

The private garden has recently been landscaped and offers a south-facing sanctuary that basks in sunlight throughout the day. An outdoor storage space at the garden's end provides practicality and convenience. Additionally, this residence features a garage with plumbing and a sink, accessible from the driveway which accommodates four cars.

EPC - C  
Council Tax - E



## Location - Greatham

A wonderful semi-rural village which hosts a village pub, church and primary school, all within a comfortable walk from the property with access to the A3 within a mile.

Many stunning country walks come through the village with many others accessible within moments of the area. Liss village centre is approx. two miles and offers day to day shopping, mainline station and further schooling, the larger nearby towns of Petersfield, Alton and Bordon are all easily accessible.

## Local authority


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

## Additional Information

All main services

## Tenure

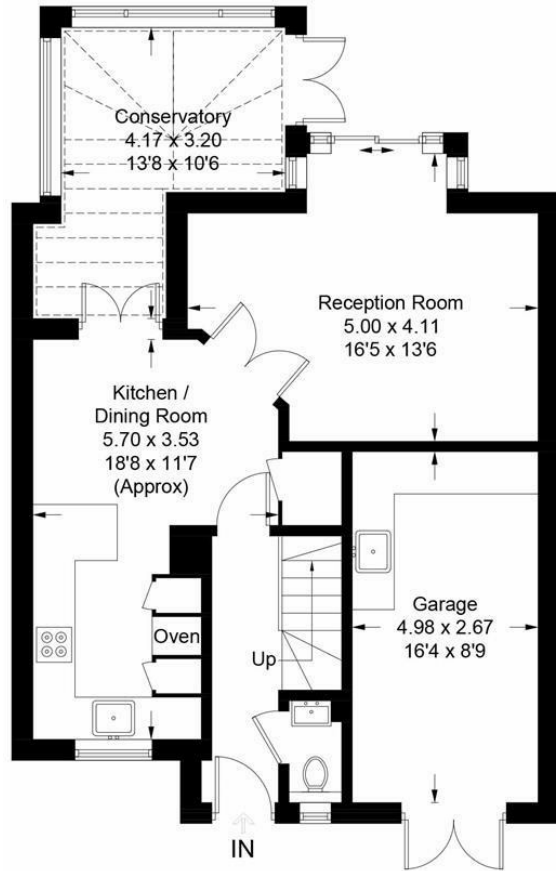
Freehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</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	

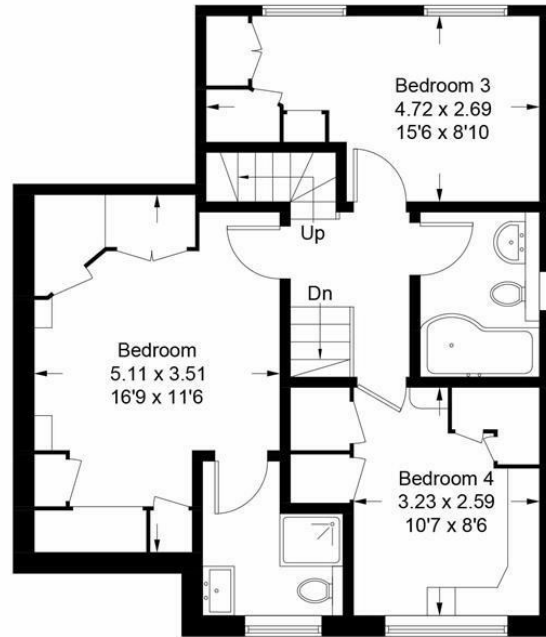


# Todmore, GU33 6AR

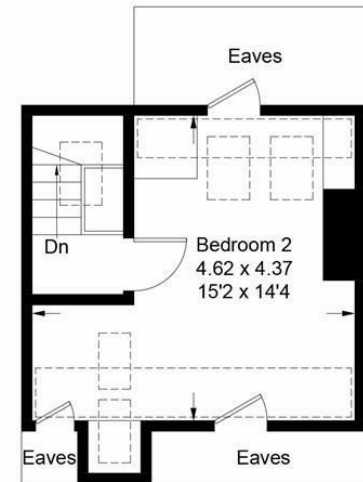
Approximate Gross Internal Area = 128.5 sq m / 1383 sq ft  
Garage = 13.5 sq m / 145 sq ft  
Total = 142 sq m / 1528 sq ft



Ground Floor



First Floor



Second Floor

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
Produced for Williams of Petersfield. (ID1022839)

## Williams of Petersfield

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