



Knowles Meadow, Liss

£1,395 Per Month



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Knowles Meadow, Liss

A spacious three-bedroom semi-detached house in Hill Brow, near Liss Village.

The property has a generously proportioned lounge which in turn leads through into the conservatory. From here you have lovely views down the large garden which is mostly laid to lawn with the mature hedging and treeline giving you privacy whilst enjoying this space. Also, of note, a general purpose shed and a summer house which was previously utilised as a workshop. Externally the property also has parking for several cars in tandem along the side of the house.

From the driveway, side access takes you into the kitchen diner which has plenty of space for a dining table or breakfast area. The kitchen is in good order and has been fitted with a brand-new oven and extractor. In addition to this the kitchen also comes fitted with a fridge freezer, dishwasher and washing machine. Completing the ground floor a convenient cloakroom.

The three bedrooms are well proportioned, two doubles and a single bedroom which could be used as a home office. The family bathroom with shower over bath completes the accommodation.

Pets Considered

EPC – D

Council Tax - C

Available from the start of January




Location

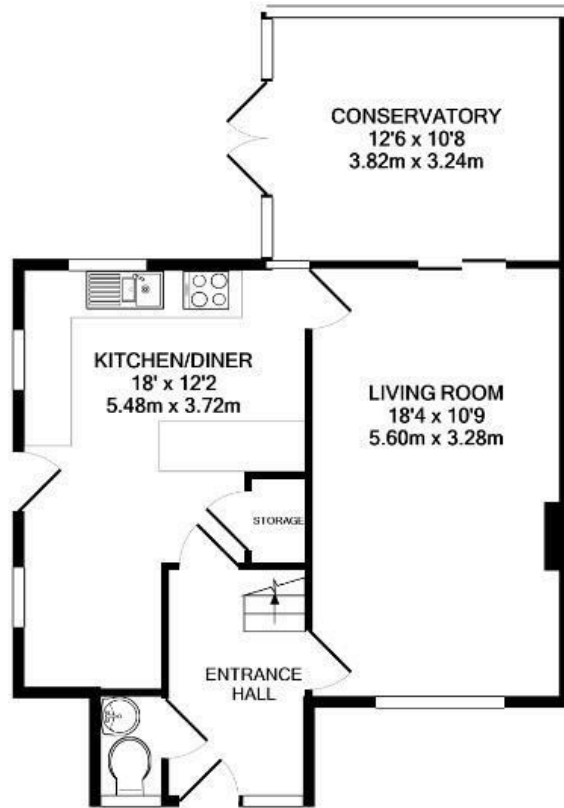
Hill Brow is located between Petersfield and Liphook, close to the village of Liss. The village of Liss provides a wide range of shopping and recreational facilities, infant and junior schools, churches, doctors and dental surgeries, restaurants and pubs. The village has a mainline station on the Portsmouth – 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 and Bedales Schools. Hill Brow has a popular public house and is surrounded by a network of footpaths and bridle paths popular with walkers and cyclists.

Local Authority

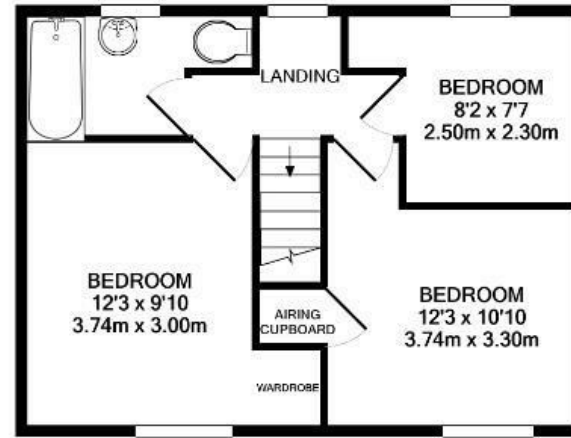
Chichester District Council
1 East Pallant
Chichester
PO19 1TY
01243 785166

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





GROUND FLOOR
APPROX. FLOOR
AREA 589 SQ.FT.
(54.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 416 SQ.FT.
(38.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1005 SQ.FT. (93.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Williams of Petersfield

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