



Cole Close, Liss

Offers Over £650,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Cole Close, Liss

Step into this remarkable four-bedroom detached home, nestled within the splendid new Cala homes development on the outskirts of Liss village. Located within walking distance to village schools, the village centre and the train station, this property offers unparalleled convenience.

Upon entry, you're welcomed by a bright reception room to your right, boasting feature windows and wooden shutters that infuse the space with warmth and light.

Move seamlessly into the heart of the home, where a beautifully presented open-plan kitchen/dining area awaits. Fully equipped with garden views and a breakfast bar, it offers the perfect setting for family gatherings or casual meals. A handy utility room and downstairs W.C. add practicality to the layout.

Upstairs, four spacious bedrooms and a large landing provide ample space for relaxation. The first bedroom features built-in wardrobe space and an en-suite shower room, while another bedroom offers its own storage space. A modern family bathroom completed the upstairs.

To access your garden, open up your wonderful patio doors and enjoy the sunshine on the patio area, the rest of the garden has been finished with a lawn.

The garage can be accessed front the front and the rear.

Council Tax - E

EPC - A



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 | 93 | 93 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |



Cole Close, GU33

Approximate Gross Internal Area = 126.3 sq m / 1359 sq ft
Garage = 19.6 sq m / 211 sq ft
Total = 145.9 sq m / 1570 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Produced for Williams of Petersfield. (ID1051768)

Williams of Petersfield

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