



The Ridings, Liss

**Asking Price £1,100,000**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS

# The Ridings, Liss

Situated in The Ridings, a quiet and private cul-de-sac on the outskirts of Liss village, this substantial five bedroom detached home offers a perfect blend of comfort and style.

Upon entering, you are greeted by a bright and spacious entrance hall, bathed in natural light, setting a warm and welcoming tone for the entire property. The living room features double aspect windows that flood the space with sunlight and a charming bow bay window. At the heart of the home is the impressive open-plan kitchen / dining room, ideal for entertaining. The kitchen boasts sleek wooden flooring, a central island, and stylish French doors that open onto a sun-soaked patio. The adjacent utility room includes plumbing, a sink, side access, and entry into the double garage. Completing the ground floor is a formal dining room, a cosy snug ideal for quiet relaxation and a cloakroom.

Upstairs, the main bedroom suite offers a serene retreat with generous proportions. It features a separate dressing room, built-in wardrobes, and a modern en-suite shower room. Three additional double bedrooms, two with built-in wardrobes, and a versatile single bedroom, ideal for a study. The family bathroom is complete with a separate shower and bath.

The beautiful south-facing garden is a highlight, offering privacy and tranquillity. A spacious patio spans the rear of the house. The remainder of the garden is laid to lawn, offering ample space for children or for gardeners to create their ideal outdoor retreat. Side access leads to the driveway and double garage.

Viewing is highly recommended.

Council Tax - G  
EPC - C



### 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

### 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>	79	82
(69-80) <b>C</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	



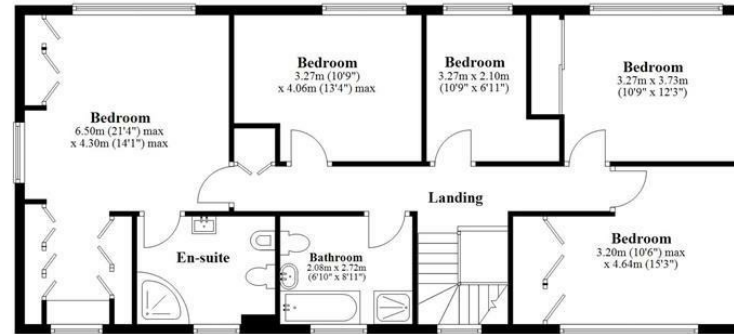
### Ground Floor

Main area: approx. 115.2 sq. metres (1239.7 sq. feet)  
Plus garage, approx. 27.0 sq. metres (290.1 sq. feet)



### First Floor

Approx. 99.3 sq. metres (1069.2 sq. feet)



Main area: Approx. 214.5 sq. metres (2308.9 sq. feet)

Plus garage, approx. 27.0 sq. metres (290.1 sq. feet)

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## Williams of Petersfield

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