



Duckmead Lane, Liss

Price Guide £625,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Duckmead Lane, Liss

Welcome to Mint Cottage, a delightful extended Victorian cottage, tucked away in a private corner plot on Duckmead Lane, Liss. This charming three-bedroom property is full of warmth, character and potential, surrounded by open fields and beautiful countryside walks. Mint Cottage is only a short drive away from Liss Village and Petersfield town centre. There is great potential for modernising and extending to create your dream family home in the country.

From the moment you step through the porch, you're welcomed by a home that feels both peaceful and inviting. The living room features an open fireplace and sits at the front of the property, while a second reception space offers flexibility as a snug, dining area or playroom. The kitchen enjoys double-aspect windows overlooking the rear garden and farmland, with a utility room, downstairs W.C., and back door completing the downstairs.

Upstairs, three spacious double bedrooms benefit from a calming rural outlook. The first bedroom features built-in storage and an open en-suite shower room, while the family bathroom enjoys views across the countryside through a large window. The other two bedrooms are generously sized, perfect for families, or for a study / dressing room.

The garden is a true highlight, south-facing, spacious, and private. Whether you're enjoying morning coffee under the pergola or relaxing with an evening drink surrounded by lavender, this outdoor space is a joy year-round. A vegetable patch adds to the charm as well as a practical garden shed. Finally, the garage sits at the front of the property, ideal for storage or potential home office.

Contact Williams of Petersfield today, do not miss out on this fantastic opportunity.

No onward chain.
Council Tax - E
EPC - E



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, Hlghfield & Brookham and Bedales Schools.

Local authority

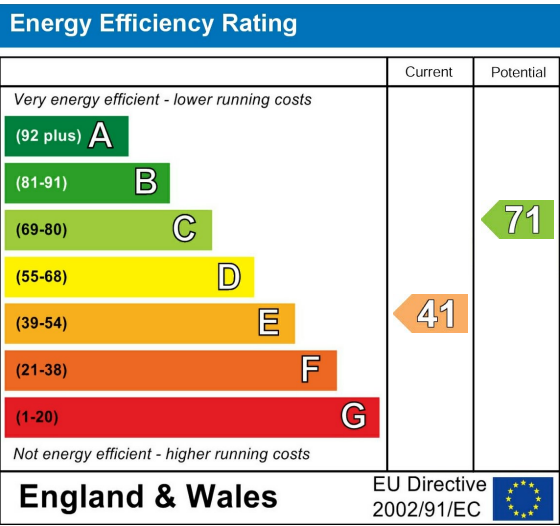
East Hampshire District Council
Penns Place, Petersfield
Hampshire, GU31 4EX

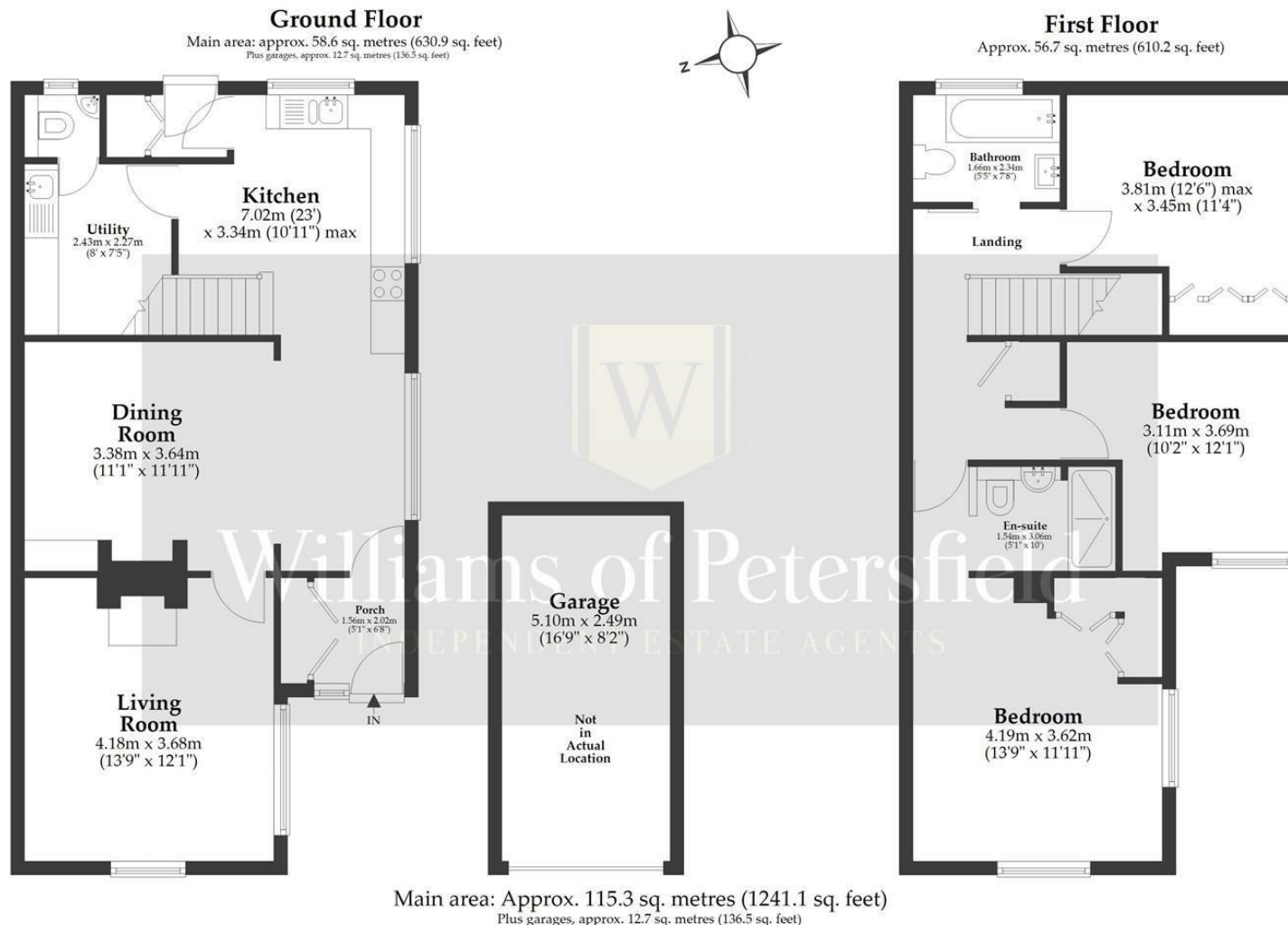
Additional Information

Mains electric
Oil heating
Mains drainage

Tenure

Freehold





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