



Kiln Field, Liss, Hampshire, GU33

Guide Price: £2,000 per month

A three bedroom detached family house situated in a quiet location on the fringes of the popular village of Liss.

Principal bedroom with en suite shower room, two further bedrooms, family bathroom, sitting room, dining room, kitchen, utility room, cloakroom with WC, low maintenance garden, garage and off street parking.

EPC Rating: "D" (56)

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DESCRIPTION

A modern three bedroom detached house quietly tucked away toward the end of a small cul de sac. The property sides onto farmland and enjoys a semi-rural outlook. The house has been updated over recent years with the kitchen and bathrooms being replaced. Outside there is a low maintenance rear garden with patio and Astro turf lawn. Off street parking is to the side of the house leading to a detached garage. The garage is currently set up as a "Mancave" but easily be converted back to accommodate a small car.



LOCATION

The property is situated in a delightful location overlooking fields in a small, quiet cul de sac, convenient for the village. Liss boasts its own train station to London (Waterloo) and a variety of local amenities including shops, pubs, churches and schools. Petersfield lies to the south and offers more extensive amenities in a bustling town centre. Shops include Tesco, Waitrose, M&S Food, and there are numerous boutiques, cafes and further shops. The station also provides a service to London Waterloo to the north (in approximately an hour) and Portsmouth to the south. The town has many active clubs and societies with golf available at Petersfield and Liphook, horse and motor racing at Goodwood, Polo at Cowdray Park and sailing along the South coast. There are many popular schools in the area including Churcher's College, Bedales, Ditcham Park, The Petersfield School and Bohunt.

Services: Mains gas, electricity, water and drainage.

Ref: MD/230093/1

LOCAL AUTHORITY

East Hampshire District Council, Petersfield

DIRECTIONS

From Petersfield, proceed north up the A3. At the Hambarn Roundabout, take the third exit signed to Liss. Proceed for approximately one mile and on reaching a left turn, turn left into Station Road. Proceed down the road for a few hundred metres and the entrance to Kiln Field is on the left hand side.



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