



Forest Road, Hampshire, GU33

Guide Price: £550,000 *Freehold*



A three-bedroom older style attached house situated in the centre of Liss Forest with a garage, parking and a large, west-facing garden. NO ONWARD CHAIN.

KEY FEATURES

- Three bedrooms
- Well-proportioned accommodation
- Potential to improve
- West-facing garden
- Village location
- Garage and parking
- No onward chain



Petersfield

01730 267274 | petersfield@winkworth.co.uk

Winkworth

for every step...



DESCRIPTION

The property is an attached period home with brick elevations under a tiled roof and accommodation over two floors. The property has been in the same family since new, which we believe to be in excess of 100 years and you can see why they've been settled for so long. The layout can be seen in the floorplan, but of particular note is the well-proportioned accommodation with high ceilings and large windows allowing the light to flow through the accommodation. The ground floor comprises of a sitting room and dining room which both have a fireplace and lie to the front of the property. There is also a kitchen, utility room and downstairs WC. Stairs rise to the first floor which has three good-sized bedrooms and a family bathroom. Outside to the left of the house is a drive with off-street parking leading to a detached single garage. The gardens are to the rear, mainly laid to lawn and enclosed by fencing and there is a brick-built potting shed and garden store. Whilst the house would benefit from some general updating, it's a fantastic opportunity for someone to create a tremendous family home in a popular village.

ACCOMODATION

Three bedrooms, bathroom, two reception rooms, kitchen, utility room, outside WC, garage, garden and off-street parking.

LOCATION

The property is situated in Liss Forest, an area to the north-east of the popular village of Liss. Liss boasts its own train station with a direct line to London (Waterloo) and there are 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 Waitrose, M&S Food, Tesco and there are numerous boutiques, cafes and further shops. The train station also provides a direct 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. Being in The South Downs National Park, the surrounding countryside is renowned for its unspoilt rolling hills and outdoor pursuits. There are many popular schools in the area including Churcher's College, Bedales, Ditcham Park, The Petersfield School and Bohunt School.

DIRECTIONS

From Petersfield, proceed north up the A3. Take the first exit sign posted to Liss and follow the road back over the A3, taking the second turning on your right into Andlers Ash Road. Proceed over the level-crossing and on reaching the 'T' junction at the end of the road, turn left into the centre of Liss. At the mini-roundabout, turn right into Mill Road. Follow the road, passing the old mill on your right and continue over the level crossing into Forest Road. Continue along the road passing the playground and Temple Inn on the right and the property will be seen after a short distance on your left, immediately opposite the turning to Pine Walk.

Petersfield

01730 267274 | petersfield@winkworth.co.uk

Winkworth

for every step...

MATERIAL INFORMATION

Method of sale: Private treaty

Tenure: Freehold

Construction: Brick and tile

Services: Mains gas, electricity, water and drainage

Council Tax Band: East Hampshire District Council. Band: D

EPC rating: "D" (64)

Service Charge: N/A

Ground Rent: N/A

Rights & Easements: None known

Flooding: To the best of our knowledge, there has been no internal flooding

Mobile signal: Likely (Ofcom)

Broadband availability: Ultrafast available (Ofcom)

Parking: Garage and off-street parking

Viewings: Strictly by appointment with Winkworth Petersfield

WHAT3WORDS: ///revisit.then.reset



Important Notice

Winkworth for themselves and the Vendors or lessors of this property whose agents they are, give notice that: i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact. ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents. iii) The information in these particulars is given without responsibility on the part of Winkworth or their clients. Neither Winkworth nor their employees have any authority to make or give any representations or warranties whatever in relation to this property. iv) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed. v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order – nor have Winkworth tested them. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings



Petersfield

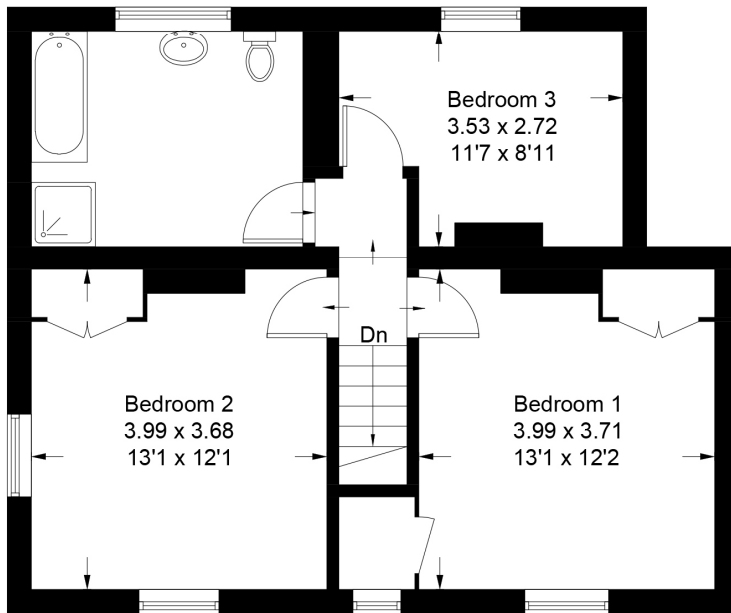
01730 267274 | petersfield@winkworth.co.uk

Winkworth

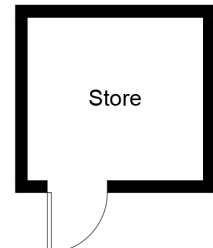
for every step...

Forest Road, GU33

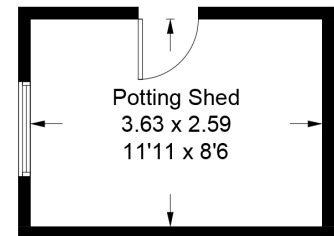
Approximate Gross Internal Area = 116.5 sq m / 1254 sq ft
Garage / Potting Shed = 24.2 sq m / 260 sq ft
(Including WC / Excluding Store)
Total = 140.7 sq m / 1514 sq ft



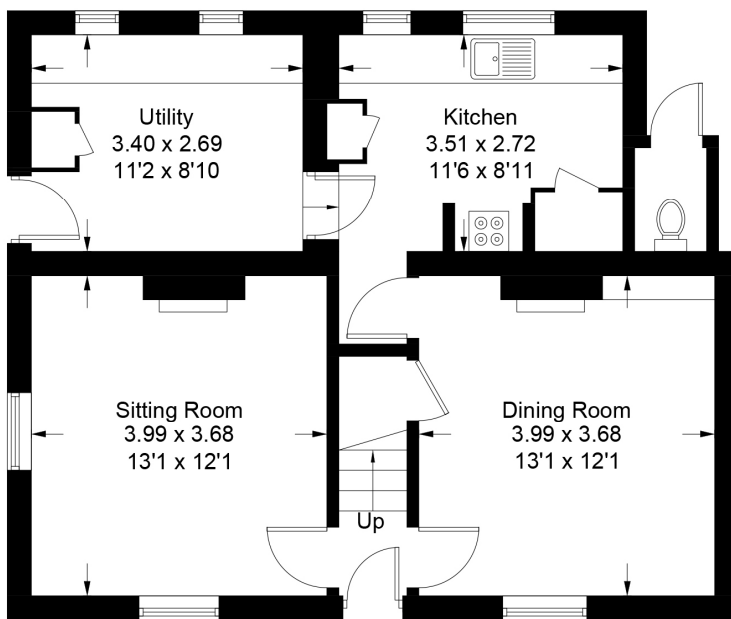
First Floor



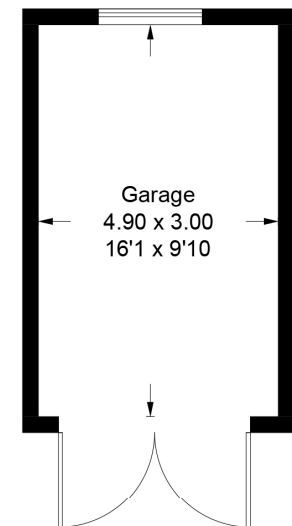
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Ground Floor



(Not Shown In Actual Location / Orientation)

PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2021.

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.