



## Forest Road, Liss, Hampshire, GU33

OIEO £1,250,000 Freehold

A modern detached family house in the heart of Liss Forest with west facing rear gardens.

Main bedroom with en suite shower room, four further bedrooms, family bathroom, drawing room, dining room, study, snug, hobbies room, utility room, downstairs cloakroom with WC, garage, parking and gardens.

EPC Rating: "D" (64).

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## DESCRIPTION

The property is a modern detached family home with brick and part tile-hung elevations under a tiled roof and accommodation over two floors. The layout can be seen in the floorplan but of particular note is the large, practically laid out, double aspect kitchen/breakfast room with double doors leading outside. The large main reception room is also double aspect and has an open fire; the perfect spot to unwind in front of during the winter months. There is also a dining room, study, snug and conservatory. From the hall, stairs rise to the first floor landing, off which are five bedrooms and a family bathroom. The main bedroom has its own dressing area and en suite shower room. A further staircase leads up to a converted attic space which would make a perfect hobbies room. Outside, the house is approached by a sweeping gravel drive with ample parking leading to an attached double garage. The main garden lies to the rear and is mainly laid to lawn with a variety of mature borders, shrubs and trees. Being west facing, the rear garden is the perfect outdoor entertaining space during the summer months. An internal viewing is strongly recommended.





## 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. There are many popular schools in the area including Churcher's College, Bedales, Ditcham Park, The Petersfield School and Bohunt School.

Services: Mains gas, electricity, water and drainage.

## LOCAL AUTHORITY

East Hampshire District Council, Petersfield. Band G.

## 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 for a further 500 metres or so and the property is on your left, immediately opposite a small recreation ground.


Ref: AB/240091/1

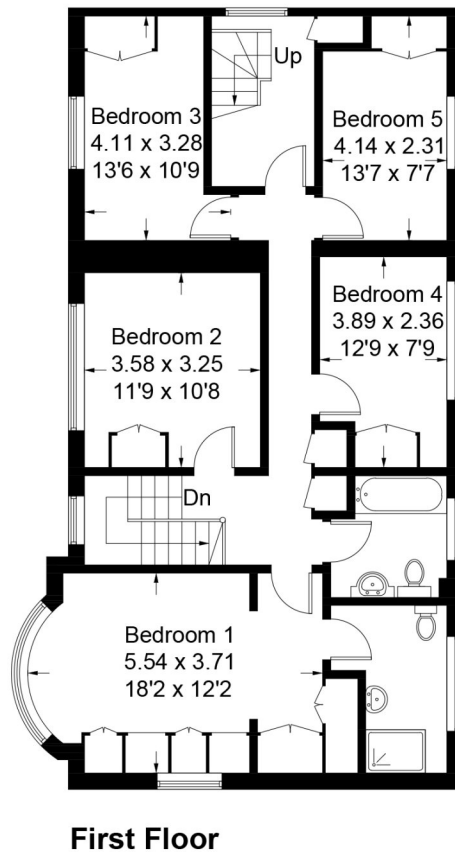
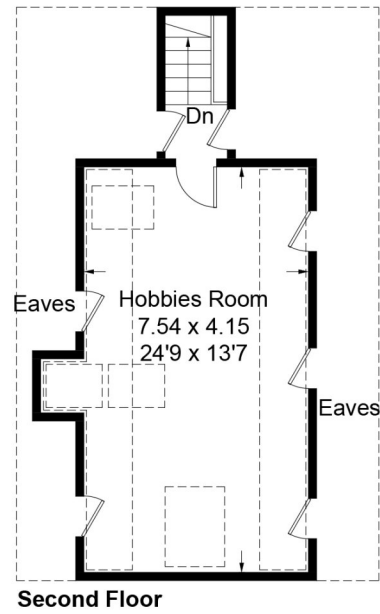
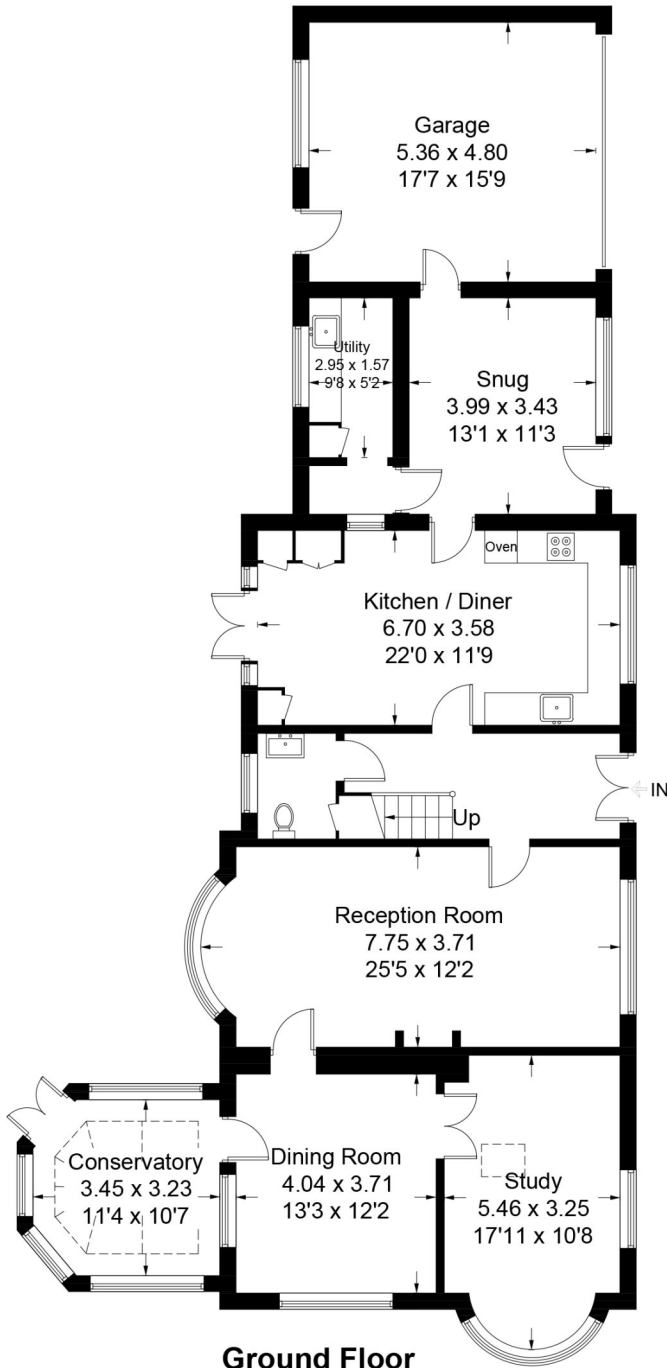


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Approximate Gross Internal Area = 294.3 sq m / 3168 sq ft  
(Including Garage & Excluding Eaves)



 = Reduced headroom below 1.5m / 5'0"



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 2024.

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