



## Farther Common Lane, Liss, Hampshire, GU33



Guide Price: £950,000 *Freehold*

A four-bedroom detached contemporary house situated in a tranquil and private setting.

### KEY FEATURES

- A four-bedroom detached contemporary house
- Situated in a tranquil and private setting
- High specification
- In woodlands and mature shrubs of 0.6 acres
- Driveway with ample parking
- No onward chain

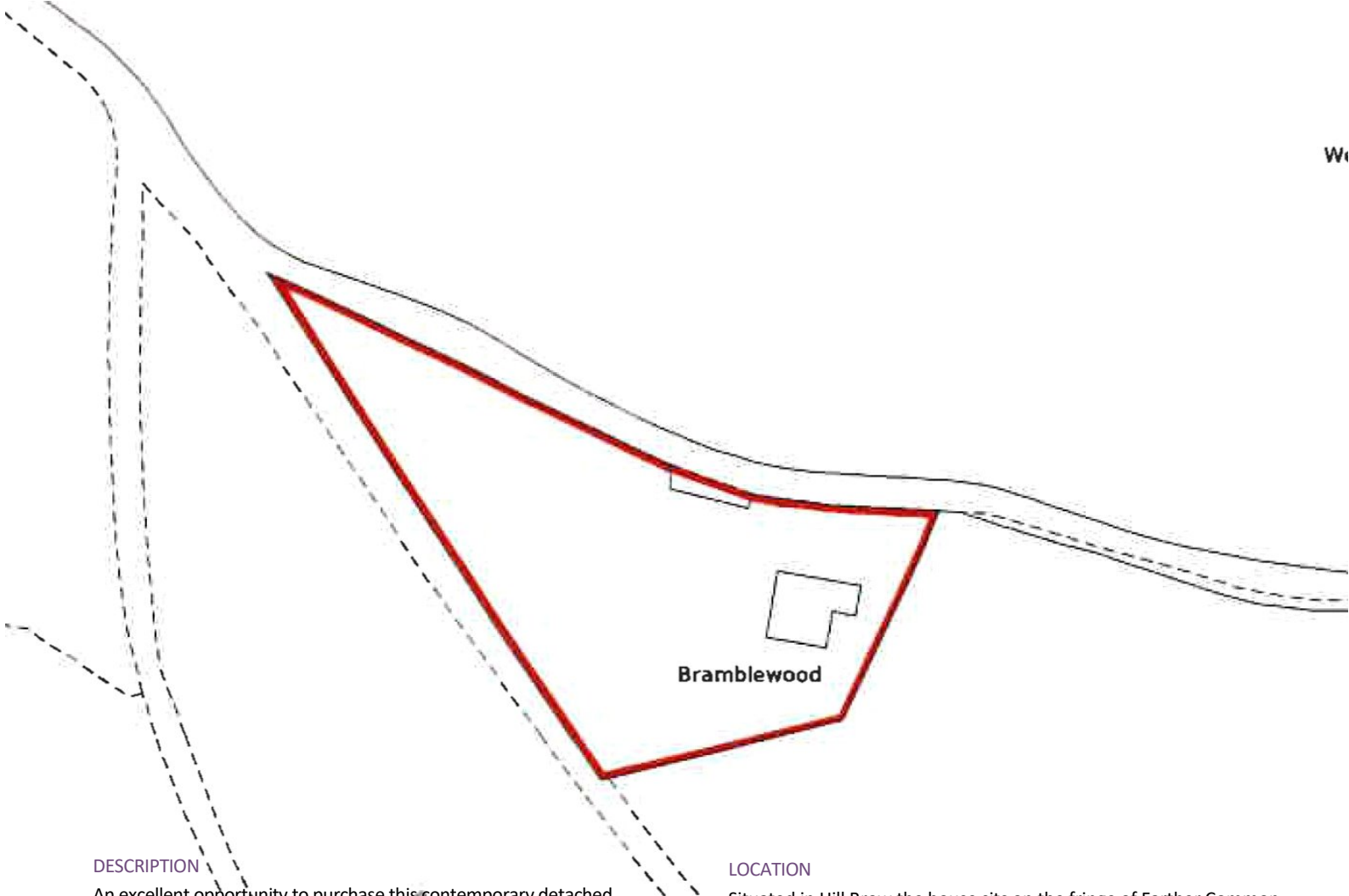


Petersfield

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#### DESCRIPTION

An excellent opportunity to purchase this contemporary detached house built to a very high specification. The features of this home include a solar water heating system, underfloor heating throughout the ground floor, wood burning stove in the drawing room with English oak flooring, handmade kitchen with American black walnut work surfaces, Fired Earth flooring in the kitchen and family bathroom, a zinc roof, sweet chestnut external cladding and Velvac Scandinavian double glazed windows throughout. The light and airy accommodation is due to the amount of glass throughout the property allowing sunlight to flood in and the high ceilings. Other features include balconies to the principal bedrooms with views over your own woodland. Outside there is a driveway that provides parking for several vehicles, a decked area with a wooden balustrade overlooking the mostly wooded grounds that amount to approximately 0.6 acre.

#### ACCOMODATION

Main bedroom with en suite shower room, three further bedrooms, family bathroom, drawing room, dining room, study, kitchen/breakfast room, utility room, gardens and grounds of approximately 0.6 acre and a driveway with parking for several vehicles.

#### LOCATION

Situated in Hill Brow the house sits on the fringe of Farther Common where there are excellent walks to be found. The nearby village of Liss provides for all day to day needs and has a railway station. The market town of Petersfield lies approximately 3 miles to the South. Petersfield is situated in the heart of the South Downs National Park and offers a variety of amenities in a bustling town centre. Shops include Tesco, Waitrose, M&S Food, and there are numerous boutiques, cafes and further shops. The station provides a service to London Waterloo to the north (in approximately an hour) and Portsmouth to the South. The tunnel at Hindhead now provides congestion free travel North along the A3 to Guildford and London. The town has many active clubs and societies with golf available at Petersfield, Liphook and Midhurst, horse and motor racing at Goodwood, The Festival Theatre in Chichester, Polo at Cowdray Park and sailing along the South Coast. There are many excellent schools in the area including Churcher's College, Bedales, Ditcham Park, The Petersfield School (TPS), Bohunt School and Midhurst Rother College.

#### DIRECTIONS

From Petersfield head north along the old A3 (B2070) in the direction of Liss and Liphook. Pass the A272 on the right and the road will become a dual carriage way. Once this returns to a two way road you will shortly see a sign on the right indicating Farther Common on the left. Turn left into the lane and follow this round to the left. When the road splits take the right hand fork and follow this right to almost the bottom where the property will be seen on the left hand side.

## MATERIAL INFORMATION

**Method of sale:** Private treaty.

**Tenure:** Freehold.

**Construction:** Breeze block with wooden cladding and a zinc roof.

**Services:** Mains electricity and water. Oil-fired central heating and private drainage.

**Council Tax Band:** East Hampshire District Council. Band G.

**EPC rating:** "C" (73)

**Service Charge:** N/A

**Ground Rent:** N/A

**Rights & Easements:** None known.

**Does the property have restrictions:** Within the Southdowns National Park.

**Mobile signal:** Limited (Ofcom)

**Broadband availability:** Superfast (Ofcom)

**Flooding:** To the best of our knowledge, the property has never flooded.

**Parking:** Ample driveway parking

**Viewings:** Strictly by appointment only via Winkworth Petersfield

**WHAT3WORDS:** ///silence.lemons.eyelashes



For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/PET240130>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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Petersfield

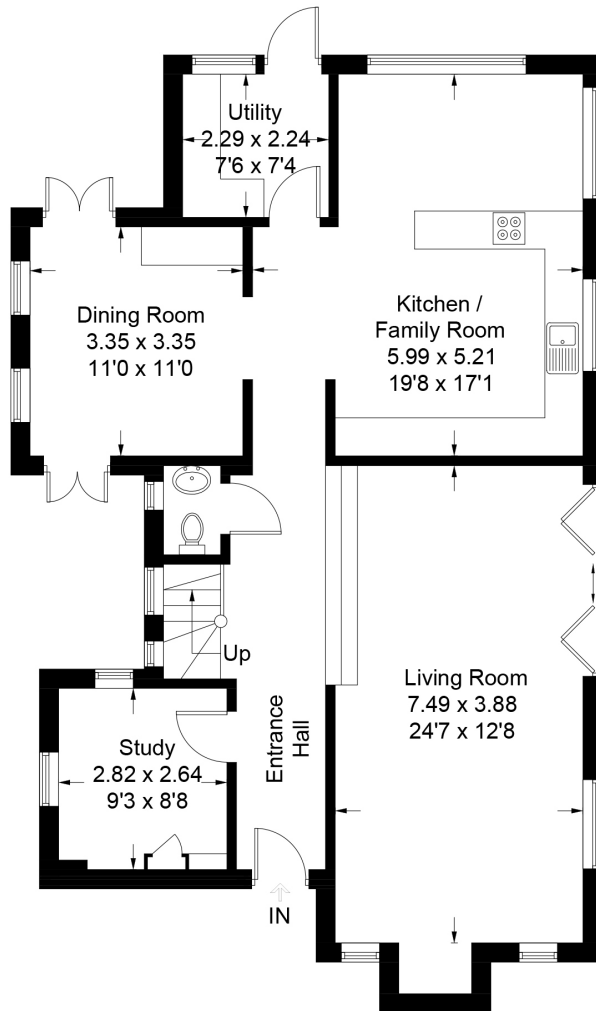
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**Winkworth**

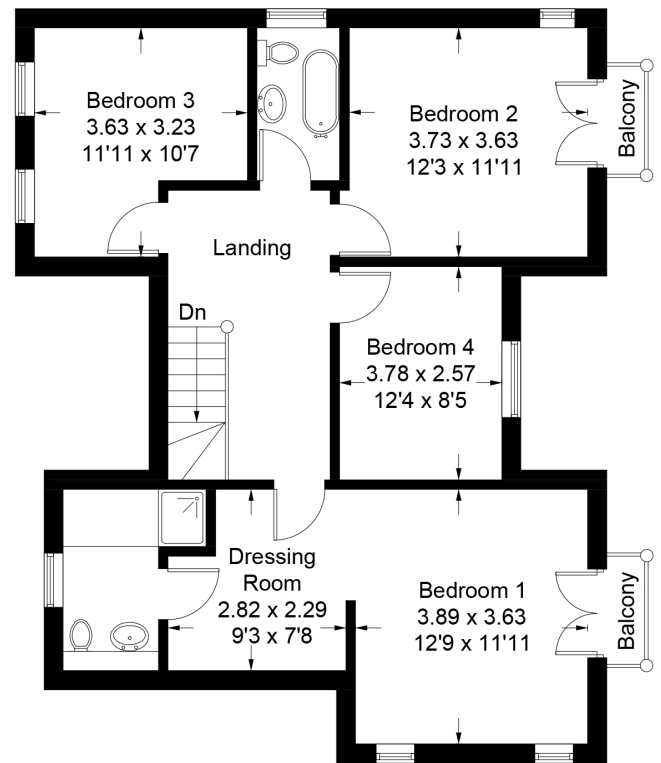
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# Farther Common Lane, Hill Brow, Liss

Approximate Gross Internal Area = 176.9 sq m / 1904 sq ft



**Ground Floor**



**First Floor**

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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 Emzoo Marketing 2019.

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