

Jacobs & Hunt

20 OLD SCHOOL ROAD, LISS, HAMPSHIRE, GU33 7RX
ASKING PRICE OF £495,000





An immaculately presented family home located in a no-through road, in the centre of the popular village of Liss. Boasting four bedrooms, upgraded bathroom, sitting room, re-fitted kitchen/diner and the addition of a quality Orangery in 2019. Within walking distance to the local shops and railway station and the village schools are accessible without crossing a road.

This four-bedroom family home has been continually upgraded and improved by the current owners over the last 19 years which is reflected internally and externally. The house is approached via a brick paved driveway and a part opaque glazed front door opens into an entrance hall with staircase leading up to the first floor, a ground floor cloakroom and door into the front aspect sitting room, that has wooden flooring, feature fireplace and door through to a fitted kitchen/dining room. The kitchen was refitted in 2020 with eye and base level units with wooden worksurfaces, butlers style sink and integrated appliances including microwave, oven, gas hob, dishwasher and bottle fridge. An archway from the dining area opens into a feature Orangery with roof lantern and French doors to the garden.



On the first floor, the main bedroom is dual aspect running front to back with a dressing area, three further bedrooms are all serviced by a modern family bathroom that was upgraded in December 2018.

Externally, the brick paved driveway affords off road parking and leads to an internal garage, with a rear utility area, glazed door to the rear garden and an internal door to the kitchen. Adjacent to the driveway is an attractive front garden which is mainly laid to artificial lawn with flower and

shrub borders. The rear garden is another feature of the home, somewhere potential buyers will imagine relaxing in and enjoying alfresco dining, with an area of decking adjacent to the Orangery that leads to a lawned garden with attractively planted flower and shrub borders, enclosed by panelled fencing and the garden enjoys a South-West facing aspect.

The village of Liss is in East Hampshire, within the South Downs National Park and accordingly has good access to surrounding countryside and numerous footpaths, bridlepaths and country lanes, suitable for walking, riding and cycling. Liss is well placed for the A3 (Petersfield Bypass) London to Portsmouth route and has a mainline railway station on the Portsmouth Harbour to London Waterloo line, so has always been popular with commuters, with Guildford, the M25 and South Coast accessible. The village supports several private shops, plus a Tesco Express convenience store. For families, there are an Infant & Junior school and several playgroups. This community village has several clubs and societies, plus well-established Tennis, Cricket and Football clubs.

The nearby (approx. 5 miles) market town of Petersfield offers a more comprehensive range of shops, bars and restaurants including supermarket brands Lidl, M&S Food, Waitrose, and Tesco.

Council Tax – East Hampshire District Council – Band E - £2367.48

Viewing Strictly by appointment with Jacobs & Hunt, Petersfield. Tel: 01730 262744

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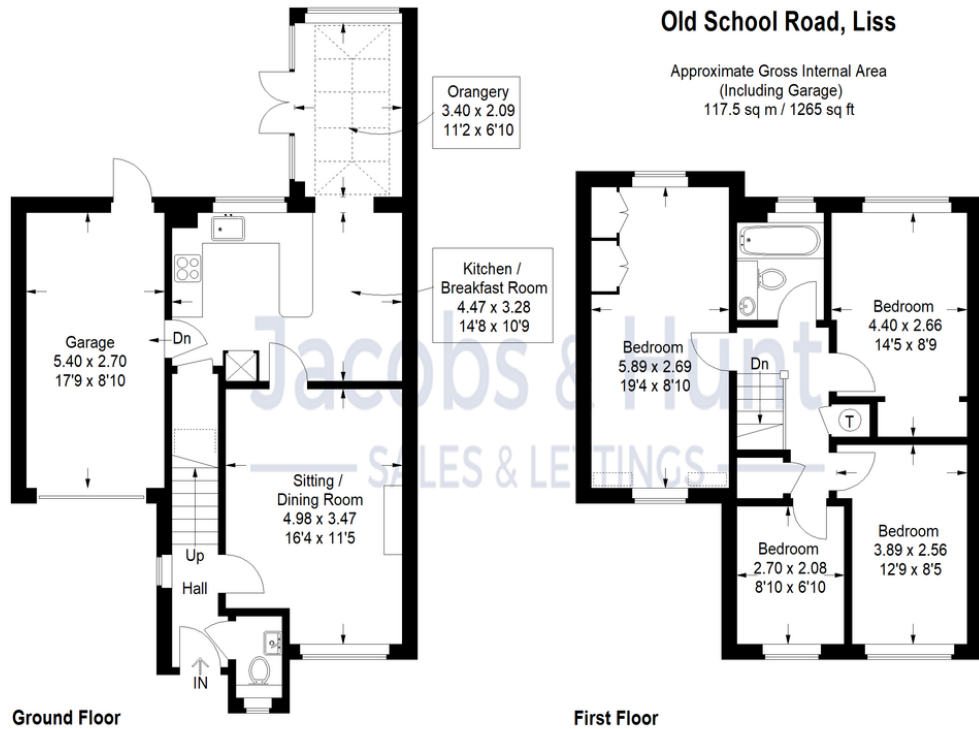


Illustration for identification purposes only, measurements are approximate, not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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