





Wonderful five bedroom family home, located in a private gravelled cul-de-sac, within easy reach of open countryside and just 15 minutes walk to Liss village with its mainline railway station to London Waterloo.

Liss Forest gives very easy access - by car and bus - to local primary and secondary schools and has a popular pub at its community core.

Accommodation comprises;

Entrance vestibule leading to entrance hallway with stairs rising to the first floor, oak flooring, cloakroom.

Double aspect reception room with French doors leading to the terrace and rear garden. Wood burning stove.

Sitting room/Snug with views to the rear.

Garden room with Study area leading to the rear terrace and then a further door to a fantastic kitchen/dining/family room with Island unit, vaulted ceiling and ample place for dining room table and chairs.

The first floor offers a master bedroom with well fitted shower room, three further bedrooms that are served by a well fitted family bathroom with shower over the bath.



The second floor has been converted to form its own suite consisting of landing/study, large bedroom with Velux skylights and a beautiful shower room.

Externally, the front of the house has a large gravelled driveway with space for several vehicles and a double car port to the left hand side.

The rear garden is the feature of the house with a lovely terrace and a large lawned area interspersed with flower and shrub borders, being very private and south facing.

Mains water, gas, electricity and sewage

Council Tax Band F - £3068pa

No onward chain!

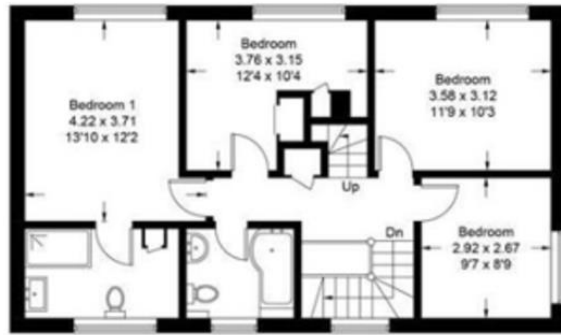
Viewing through the Vendors sole agents, Jacobs & Hunt, Petersfield.

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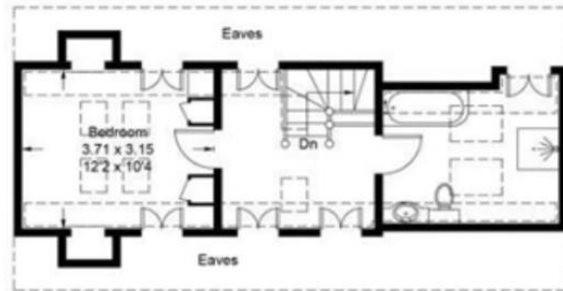




Ground Floor



First Floor



Second Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

