







Extended and refurbished six bedroom, three storey family home which has been completed to an amazing, bespoke finish - including new roof, double glazing, mega flow heating system. Wonderful landscaped rear garden. Situated in Liss village centre, the house is just a few minutes walk from Liss mainline railway station with access to London Waterloo in around an hour.

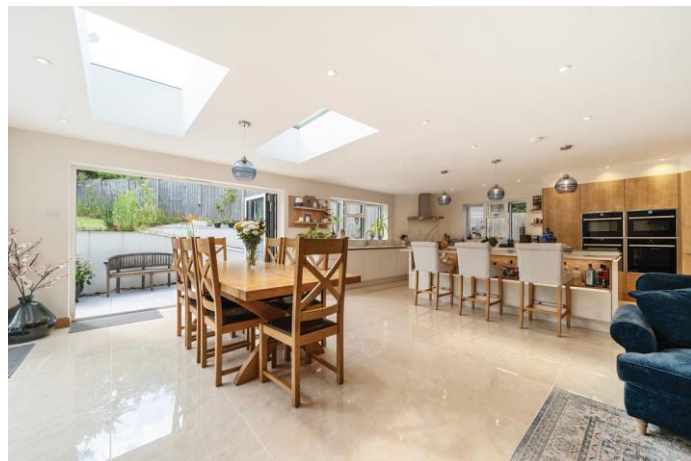
The rear gardens have been landscaped to give a private, yet family orientated space with hot tub, log cabin and large lawned area.

Internal accommodation comprises;

Front door leading to spacious ceramic tiled hallway, with underfloor heating, stairs to first floor, WC.

Sitting room with double aspect, bi-fold doors leading to rear terrace. 3kW wood burning stove

Study with ceramic flooring and underfloor heating. Wall mounted air conditioning unit.



Kitchen/Dining/Family room which is the absolute hub of the house. Two adjacent sets of bi-fold doors opening onto the rear terrace. Kitchen supplied by Kitchen Haus comprising wall and floor units with large peninsula unit incorporating a large breakfast bar and illuminated shelving, white quartz worktops. Integrated appliances including twin electric fan ovens, twin microwave ovens, induction hob with extractor fan, dishwasher, full size fridge and separate full size freezer. Quooker tap giving instant boiling, filtered cold and sparkling water. LED mood lighting throughout. Ceramic tiled floor with underfloor heating.



Two large, fixed sky light panels. LED downlighters.

Utility room with ceramic tiled floor with under floor heating. Casement door to side garden. Door to Plant Room - space for washing machine and tumble drier. Mega-flow style pressurised water tank.

The first floor landing is bright and spacious with glass panelled stairs.

Master bedroom with impressive, vaulted ceiling with a range of sliding built-in wardrobes, twin electrically operated Velux skylights with electric blinds. Wall mounted air conditioning unit. Ensuite shower rooms with walk-in shower, twin sinks inset to vanity unit with drawers under, heated and illuminated wall mirror, WC with concealed flush, window.

The second bedroom on the first floor incorporates a lounge area with a yacht style stair case to a mezzanine area suitable for a double bed with Velux skylights. The mezzanine floor is also accessible from the second floor landing. French doors leading to flat roof area.

There are four other double bedrooms on the first floor, together with a bathroom with shower over the bath, WC, wash hand basin. heated towel rail and ceramic floor, window. There is also a further shower room with walk-in shower, wash hand basin set into vanity unit with drawers and cupboards, wall mounted heated, lit and Bluetooth mirror. WC with concealed flush, window.

The second floor features a large, fixed glass skylight. Large, open plan area with window to front aspect. Walk-in loft



access, insulated and panelled with light. There is also a further loft storage area.

Externally, to the front of the house, there is mature hedging giving a good degree of privacy. Parking for numerous vehicles, space and planning approved for a three car timber garage. Access to the rear of the house.

The rear gardens have been landscaped to include a large private, south facing terrace area ideal for outside eating and entertaining. Retaining wall with steps and separate



# Station Road, Liss, GU33

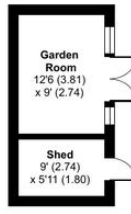
Approximate Area = 3171 sq ft / 294.5 sq m  
 Limited Use Area(s) = 162 sq ft / 15 sq m  
 Outbuildings = 194 sq ft / 18 sq m  
 Total = 3527 sq ft / 327.6 sq m  
 For identification only - Not to scale



Denotes restricted head height



OUTBUILDING 2



OUTBUILDING 1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RICS Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024.  
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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

