







This lovely four/five bedroom family home is conveniently located within a short walk of Liss Village Centre, providing shops for all day-to-day needs, a mainline train station servicing London Waterloo and well-regarded schools for infants and juniors. Excellent secondary education is available nearby in both Liphook and Petersfield. There is also an array of private schooling locally.

The accommodation comprises of:

Entrance hallway with staircase to first floor. Door to fifth bedroom/study on right handside, which is generous in size.

The sitting room on the left hand side provides a wonderful space for entertaining/relaxing, with a large bay window looking out to the front garden, and a cast-iron open fireplace.

Continuing through, to the rear of the property is a fantastic kitchen/family room/conservatory space with a log burner. The kitchen has a range of matching units and has been tastefully refitted by the current owners. There is also a breakfast bar in situ, four ring gas hob, space for dishwasher, washing machine & fridge/freezer. Doors to rear garden.

To the rear of the kitchen is a shower room.

Upstairs are four double bedrooms, and a modern, recently fitted family bathroom with a shower above.

The rear garden is a wonderful size, there is a large lawn with a path that leads to a further screened section of garden which has a summerhouse and chicken coup. Large





decked area with vine and arboretum. wonderful outside entertainment area.

This is a fantastic family home, in excellent condition offering lots of space both in and outside. Viewing comes highly recommended.

Complete chain.

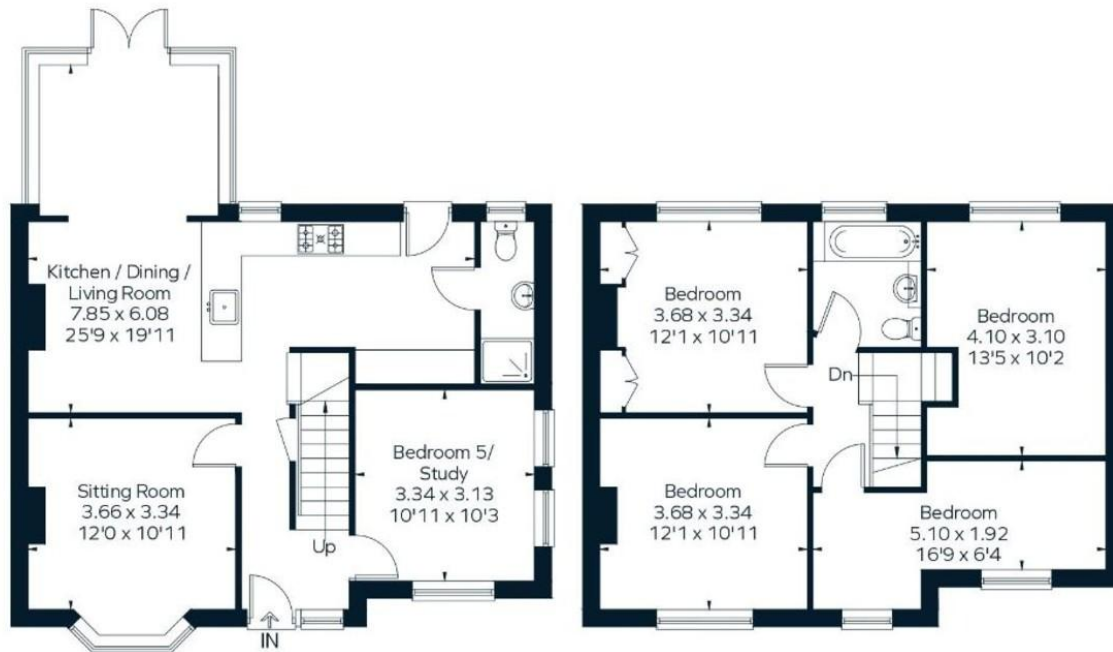
Gas central heating, double glazed windows, mains gas, water, electricity and drainage.

Council tax band E - £2596 pa.

All enquiries through Jacobs & Hunt, Petersfield.

**WE ARE OPEN 7 DAYS A WEEK FOR YOUR VIEWING CONVENIENCE!**





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		

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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 and 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

