





Set in a no through road in this popular residential location is this stunning four double bedroom detached family home that has benefitted from recent modernisation and improvement by its current owners.

A highlight of this bright and spacious property is undoubtedly its Neptune fitted kitchen complete with oak cabinets and a fitted range of appliances including an Everhot 100i range cooker with induction hob.

Adjacent to the kitchen is the dining space with double French doors that open onto its landscaped garden. Further reception space at this comfortable home includes a generous size lounge with feature gas fire, oak flooring and shutters to the windows; a study and a separate conservatory complete with under floor heating and electric roof vents.

Furthermore, there is a cloakroom / WC and a Utility room to the ground floor. The Utility room provides access into the integral garage and through its stable style door to the outside.

To the first floor and via its Neville Johnson replacement glass panel staircase you will find floor double bedrooms, the master of which features an en-suite shower room , built in wardrobe and bookcase.

The family bathroom has been re-modelled and now includes a large walk in shower cubicle as well as retaining the bath.

Externally the property sits adjacent to a green space with mature trees, several of which have TPO protection. The driveway is double with and with space for circa 4 cars.



The driveway is to the front of integral garage with remote roller door, light and power. A side gate provides access to a wide storage space suitable for a shed and leads to the rear garden that has been landscaped and provides a patio space, well-kept lawn and stocked beds.

A further covered side passage with storage space leads to a small timber shed. There are two double external power points and an outside tap.

Further noteworthy features include a "Ring" doorbell and ADT monitored alarm.

Services: Mains electricity, gas and water.

East Hampshire District Council - Tax Band F. £3068
2024/2025

Further information from Jacobs and Hunt, Petersfield

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Upper Mount, Liss

Approximate Gross Internal Area = 171.7 sq m / 1848 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. (ID1168543)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	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



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