







Occupying a wide, sizeable plot on a popular no-through road in Liss, is this exemplary property believed to be constructed in 1904. The property has undergone a series of improvements by the current owners; extended and benefitting from over 2500sq ft of accommodation, this is a wonderful opportunity to purchase your dream family home that is immaculately presented throughout.

The property offers substantial curb appeal, with a large front garden, mainly laid to lawn with mature borders featuring a wide range of in-set specimen plants, trees, shrubs and bushes. This sits adjacent to a large shingled driveway, offering parking for circa half a dozen vehicles. There is an integral garage for further parking, as well as a handy workshop room.

Entering the property, there is a large entrance hallway with oak parquet flooring with underfloor heating. To the left, there is an excellent sized study/snug, offering a front aspect with panelled walls and a decorative wood burning stove. This serves as a cozy retreat or ideal for those working from home.



Continuing through, on the right hand side there is a large carpeted drawing room with a further decorative wood-burning stove. Filled with natural light, this is a wonderful room to entertain guests or provide a comforting space for the whole family to relax.

The parquet flooring continues through to the highlight of this impressive home - a large kitchen/diner/family area with three sets of French doors to the spectacular rear garden. This room houses ample room for a sofa, alongside a large island and space for a twelve-seater dining table.



The French doors alongside a skylight above the dining space flood this area with natural light. The kitchen has built in appliances, gas hob, butlers sink and quartzite worktops. There is a walk-in larder room, with an array of fitted cupboards/shelving as well as a fitted wine-rack - a befitting compliment to the kitchen. A doorway leads through to garage and workshop.

The other side of the property, there is a large boot/utility room with a further side door to rear garden. This area houses the gas-boiler, integrated washing machine and tumble dryer and further butlers sink.

Upstairs, there is a large landing that provides access to five double bedrooms. A long corridor leads to a large master suite, with built in wardrobes and a dressing area, this dual aspect room is complimented by a tastefully decorated shower room.

A further double bedroom offers a second en-suite shower room and serves as an immaculate guest room with a rear aspect.

All three remaining double bedrooms offer varying aspects and are serviced by a beautifully decorated family bathroom, with a large separate shower cubicle and freestanding oval bathtub.

Exiting the kitchen to the rear garden, there is a full width patio and terrace area, offering space for al-fresco dining and entertaining guests. A large area is laid to lawn with stocked borders with a variety of plants, shrubs and trees. At the end of the garden is a further dining area with a wooden pergola, a brick-constructed open fireplace and



wood-fired pizza oven.

There is a gateway to woodland at the end of the rear garden, as well as an excellent sized studio/office/gym with power and internet.

Pleasantly situated on a private close backing onto woodland and fields. The village of Liss is within 0.25 mile with a range of shops for day to day needs and a station on the Waterloo/Portsmouth main line. There are more comprehensive facilities at Petersfield within about 5 miles.



## St. Marys Road, Liss

Approximate Gross Internal Area = 233.1 sq m / 2509 sq ft  
(Including Garage)

Outbuilding = 12.7 sq m / 137 sq ft

Total = 245.8 sq m / 2646 sq ft

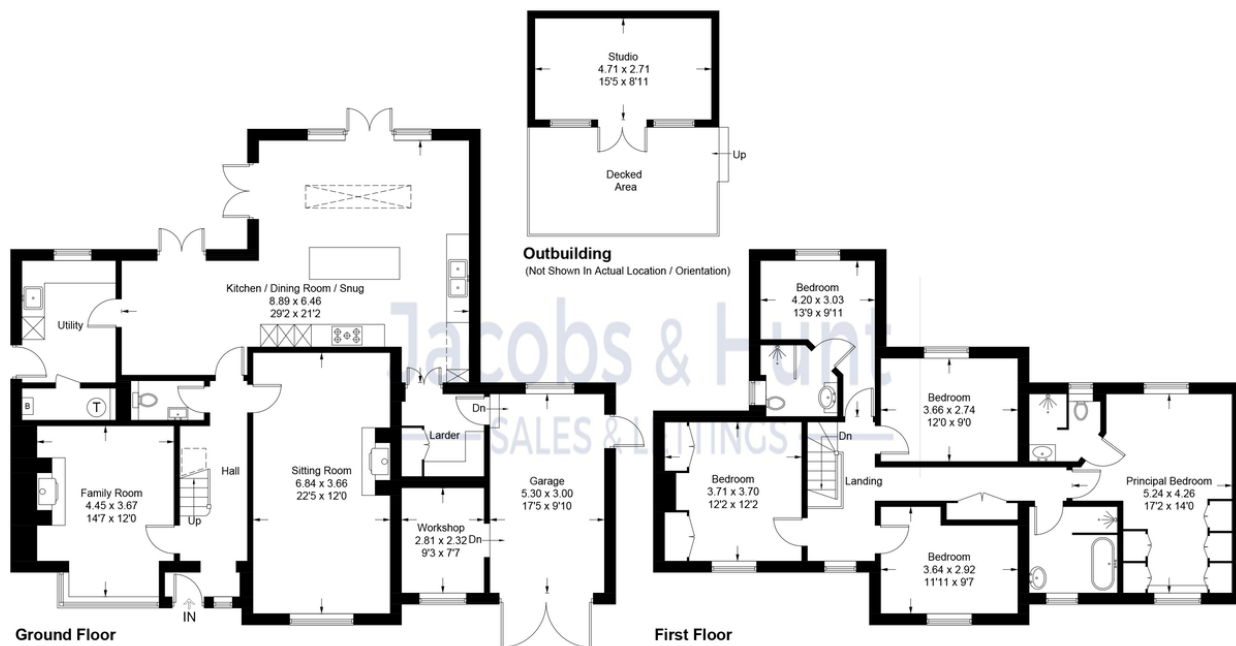


Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1219927)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

26 Lavant Street, Petersfield,  
Hampshire, GU32 3EF

www.jacobshunt.co.uk  
01730 262744  
properties@jacobshunt.co.uk

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



Zoopa rightmove onTheMarket