





This delightful family four bedroom detached home is located in Pine Walk, Liss Forest, a quiet and sought after location within easy reach of Liss mainline railway station and the fabulous walks offered nearby.

The house is brought to the market in impeccable condition throughout and has been extended to the eastern side of the house which has added a significant amount of flexible living space.

The garden is private and south facing with the recent addition of an Indian sandstone terrace. There is also a west facing side garden and an area to the east side of the boundary for storage and sheds.

The house offers a large driveway with pretty vista and attached double garage.

Accommodation comprises;

Entrance hallway with laminated flooring and stairs to first floor. Cloaks cupboard, WC.

Sitting room with gas fire and matching hearth and mantle, double aspect with French doors opening to rear terrace and garden.

Snug room with views over the rear garden.

A real feature of the property is the bright and spacious kitchen/dining room that has direct access to the garden via French doors. Matching floor and wall mounted units with work surfaces, space for large gas/electric range cooker with integrated extractor hood. Separate integrated fridge



and freezer, concealed plumbing and space for washing machine, concealed space for condenser tumble drier, space for dishwasher, under unit low voltage ambient lighting, laminate flooring leading through to the dining area. Concealed wall mounted Worcester gas boiler for central heating and domestic hot water.

Family room with view to the east boundary of the house, door into garage.

Study with integrated shelving and storage cupboard, laminate flooring.

The garage can be accessed via the family room, garden or the driveway, various kitchen units with worktop over, light and power, sink unit.

The first floor offers a bright landing with double airing cupboard housing hot water tank.

Master bedroom with view over the rear garden, large triple built in wardrobe with hanging, shelving and drawer space. Door to ensuite bathroom comprising bath, wash hand basin with drawer below, concealed flush WC, mirror with lighting, fully tiled walls, tiled ceramic floor, extractor fan and heated towel rail.

There are three further double bedrooms and a family bathroom comprising panel enclosed bath with power shower over and shower screen, WC, wash hand basin with drawer under, fully tiled walls, ceramic tiled floor, heated towel rail.

Externally, the driveway offers off road parking for



numerous vehicles, surrounded by well tended beds and lawn. There is side access to the east boundary of the house, storage shed and ample room for a further shed, raised beds with reclaimed railway timber boundaries and path leading to the south facing rear garden, which has the added benefit of a recent Indian sandstone terrace with large entertaining area, the rest of the garden is laid to lawn with mature borders with a large side garden to the western boundary. The garden is a real feature of the house.

The house benefits from double glazing throughout.



Pine Walk, Liss Forest

Approximate Gross Internal Area = 184.1 sq m / 1981 sq ft
(Including Double Garage)

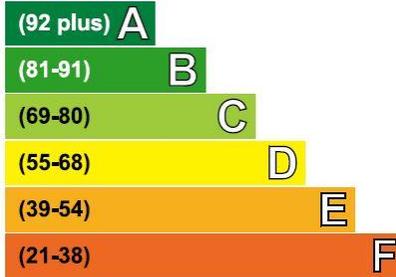


Illustration for identification purposes only, measurements are approximate, not to scale. (ID678593)



Energy Efficiency Rating

Very energy efficient - lower running costs



| Current | Potential |
|---------|-----------|
| 72 | 83 |

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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

