





**BEST & FINAL OFFERS** required by Monday 29th November 2021 at midday. Located in the village of Liss Forest, this easily recognised detached home will be of great interest to buyers looking for a property they can update and put their own mark on, as it requires some updating, but occupies a large plot and currently affords four bedrooms and three reception rooms.

The front door opens into a lobby which accesses a lounge to the left and dining room to the right. From the dining room you access a rear hallway accessing a bathroom and the fitted kitchen which looks out over the rear garden and leads to a study/playroom. An enclosed staircase leads to the first-floor landing, with a cloakroom/WC and two double bedrooms and two further single bedrooms.

Adjoining the property is an historic stable that has been used as a workshop more recently. A gated access leads to an ample area of parking and a detached garage.

The garden is a major feature of the property mainly lawned with vegetable plots, a mature apple tree and backs onto woodland.



Liss Forest is a semi-rural village in the South Downs National Park, always popular for someone looking for countryside pursuits with miles of footpaths and bridle paths on the doorstep suitable for walking, cycling, and riding. The village boasts a well-regarded village pub. The larger village of Liss is approx. a mile south, which provides shops for the day-to-day needs, mainline train station on the London Waterloo to Portsmouth Harbour line, and schools for infants and juniors. The nearby A3 provides access to the south coast, Guildford, the M25 and London

to the north. The other nearby towns of Petersfield, Liphook, and Alton are all easily accessible and offer more comprehensive shopping facilities and a choice of secondary schools and sporting clubs and facilities.

Local Authority: East Hampshire District Council

Council Tax Band – E - £2286.08pa

Viewing strictly by appointment with Jacobs & Hunt, Petersfield. Tel: 01730 262744

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



## Forest Road, Liss Forest

Approximate Gross Internal Area = 129.4 sq m / 1393 sq ft  
 Garage / Workshop = 25 sq m / 269 sq ft  
 Total = 154.4 sq m / 1662 sq ft

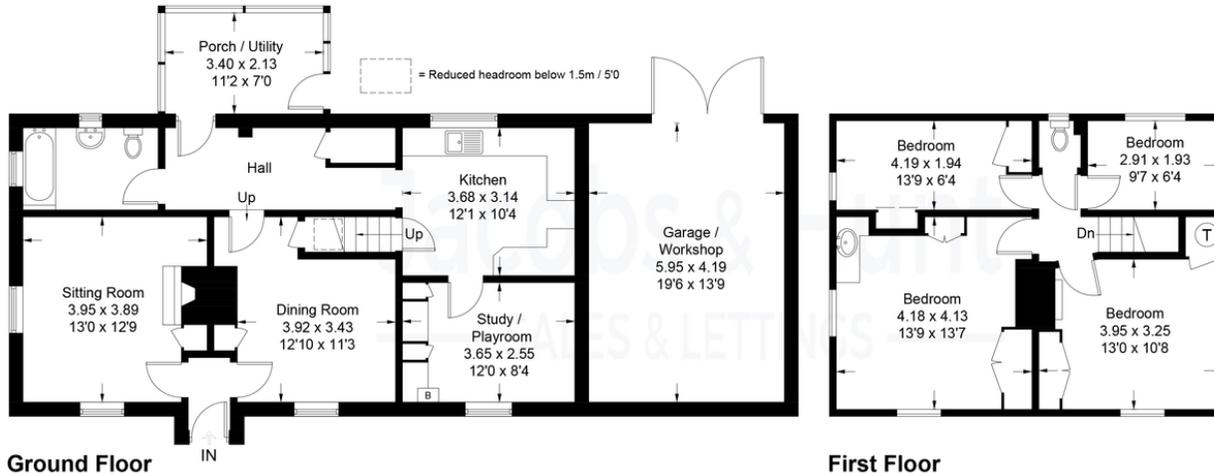


Illustration for identification purposes only, measurements are approximate, not to scale. (ID811786)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69   C
55-68	D		
39-54	E	50   E	
21-38	F		
1-20	G		

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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

