





Charming, four bedroom late Victorian detached villa within easy walking distance of Liss Village. The house offers wonderful, characterful accommodation with scope for further improvement. Further information from Jacobs & Hunt, Petersfield.

A wonderful opportunity to purchase a late Victorian double fronted, detached villa within just a few minutes walk of Liss village and the mainline railway station, giving access to Waterloo in 50 minutes. The A3 motorway is just a few minutes drive away. Built in 1897, the property offers much charm and character and has been well looked after by the current owners for the past 35 years. However, the new owner may wish to make certain upgrades to the house to make it their own. The house offers a large and totally enclosed front garden, with gravelled driveway along side, offering parking for several cars.

The house internally offers:

Front door to principal reception room, original working open fireplace. To the left hand side is another very large dining room, again with original open fireplace.

Behind this is a good sized study with casement door to rear garden. A further, large family room sits to the rear which in turn leads to a very good sized kitchen/breakfast room.

Ground floor WC and cloakroom. On the first floor, the large dual aspect master bedroom which leads into an ensuite dressing room with Jack & Jill wet room.

To the other side of the landing is another large bedroom with original fireplace and wash hand basin. Family



bathroom with window.

Bedroom three leads directly to bedroom four and a partition wall could easily be added to make a corridor separating these two bedrooms.

Externally, there is a beautiful countryside style rear garden with well stocked borders and fruit trees. There is option to increase car parking and add a car barn, Subject to Planning, by utilising the front garden as an extended driveway.

Gas central heating. Mains water, drainage and electricity.

Council Tax Band F- £2701.75 per annum.

Viewing through Jacobs & Hunt, Petersfield.

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



Mill Road, Liss, Hampshire
 Approximate Gross Internal Area :- 196 sq m / 2110 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	58 D	
39-54	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

