



Copse Close, Liss.

Guide Price: £550,000



Williams of Petersfield  
INDEPENDENT ESTATE AGENTS



## Copse Close, Liss. GU33 7EW

Enjoying a corner plot in a residential cul-de-sac this four-bedroom detached family home therefore enjoys a larger rear garden than most neighbouring homes. Located in the village of Liss, the property boasts replacement double glazing, gas central heating, modern bathroom and cloakroom suites, plus a refitted kitchen. The accommodation comprises of a 21ft living room, separate dining room, fitted kitchen and cloakroom on the ground floor. While upstairs there are four well proportioned bedrooms and the modern white bathroom. Externally, the house is approached across the front garden, with a car port and garage to the side and the aforementioned rear garden is mainly lawned with a patio area adjacent to the house and the garden extends around to the side of the property as well.



## Location

Petersfield is a market town and civil parish in the East Hampshire district of Hampshire. It is 17 miles north of Portsmouth on the A3 road. The town has its own railway station on the Portsmouth direct line, the mainline rail link-connecting Portsmouth and London. The town is situated on the northern slopes of the South Downs. Petersfield lies wholly within an area of outstanding national beauty and within the boundary of the South Downs National Park. The town is on the crossroads of the well-used north-south (A3) and east-west (A272) routes and it originally grew as a coach stop on the Portsmouth to London route. Petersfield is twinned with Barentin in France and Warendorf in Germany.

## Local Authority

East Hampshire District Council  
Penns Place, Petersfield  
Hampshire, GU31 4EX  
01730 266551

## Tenure

Freehold

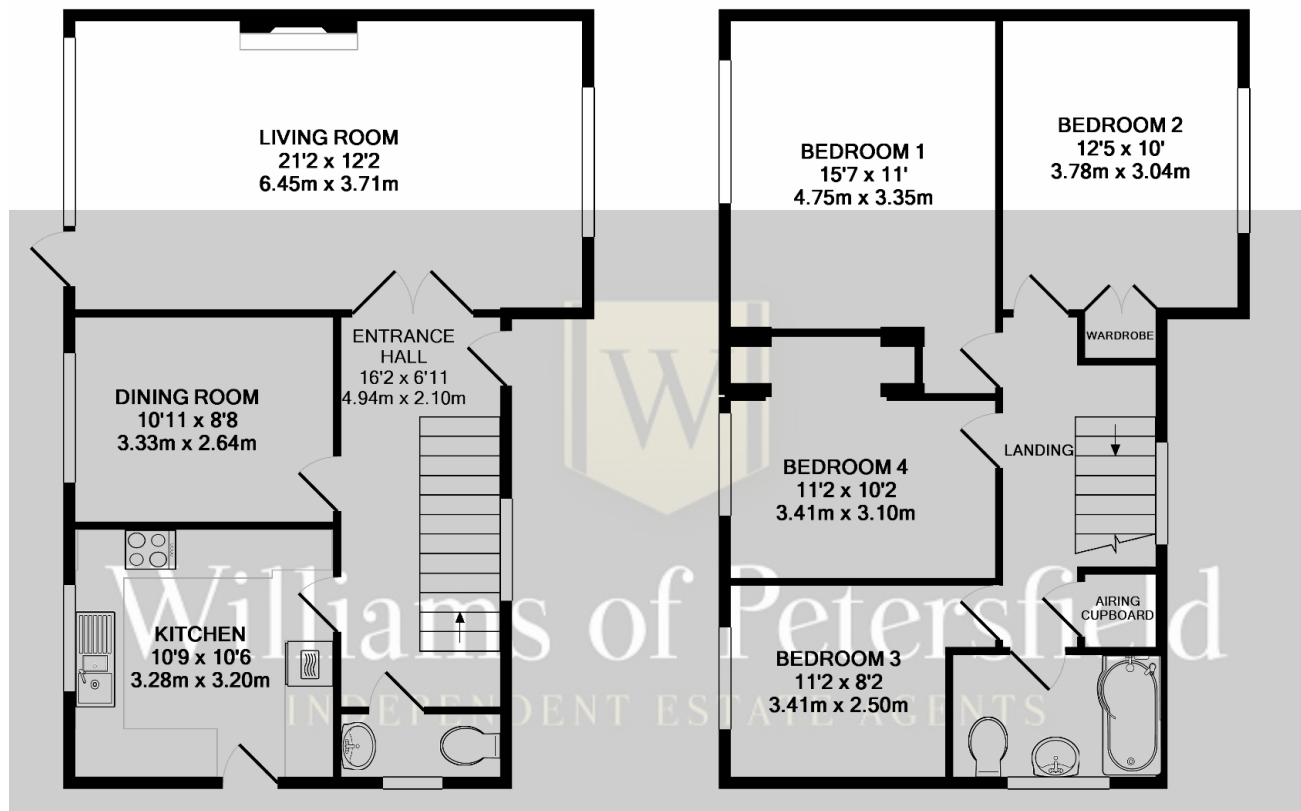
## Additional Information

All mains services

Awaiting EPC







GROUND FLOOR  
APPROX. FLOOR  
AREA 599 SQ.FT.  
(55.6 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 597 SQ.FT.  
(55.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1196 SQ.FT. (111.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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## Williams of Petersfield

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