



The Red House, Rake

No Onward Chain



▶ **Superb Family Home**

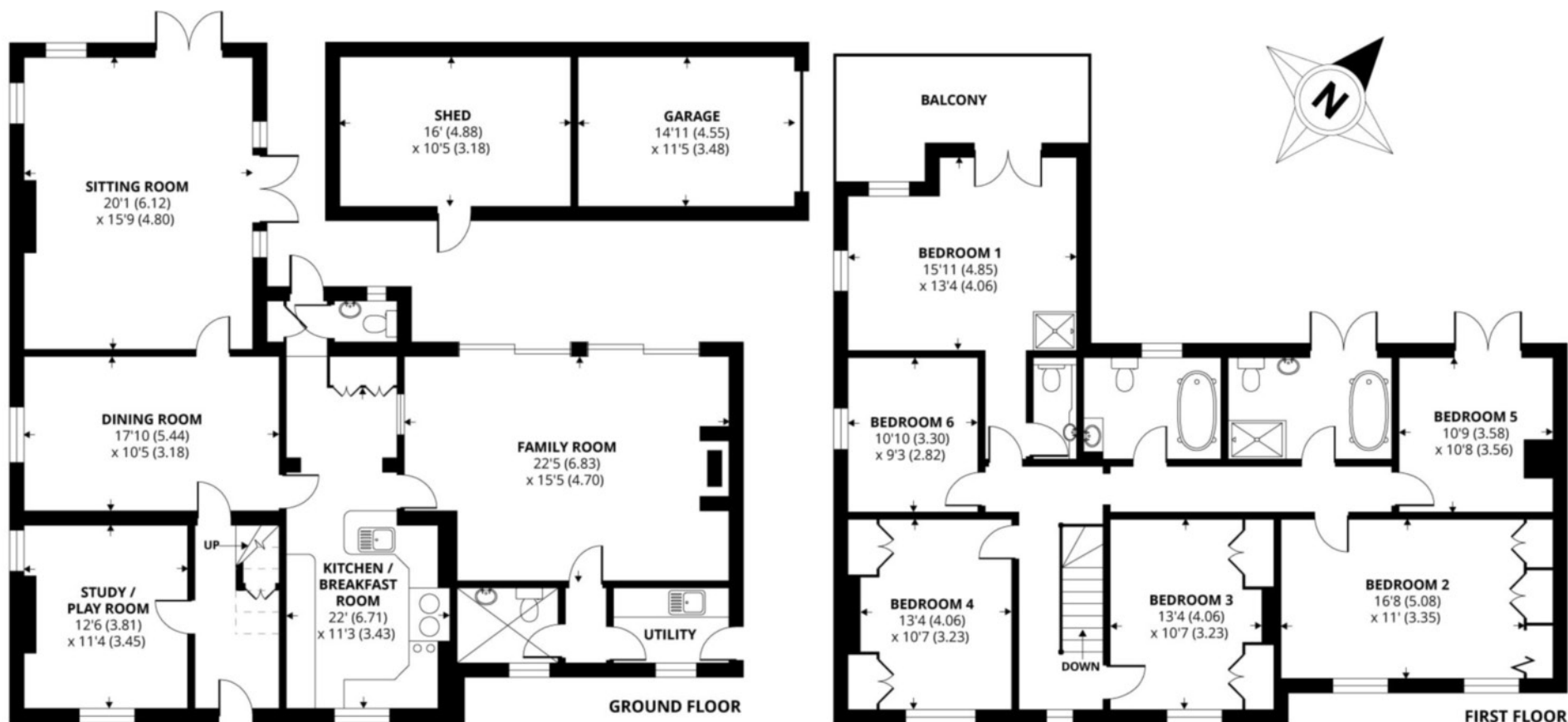
▶ **Delightful Gardens & Garage**

▶ **Ample Driveway Parking**

▶ **No Onward Chain**

Superb detached Edwardian family home, sympathetically and significantly extended by the current owners and now offering extraordinary family accommodation. On entering the hallway, there is a large study / playroom, the dining room which leads into the large sitting room, overlooking the delightful garden. Passing through the well fitted country style kitchen and breakfast room, brings you into the new extension, a large and comfortable family room, with a wall of glazed doors onto the garden. In addition there is a useful utility room and a ground floor wet room style shower room & cloakroom. On the first floor there are six double bedrooms, with the master enjoying its own en-suite facilities and a private balcony overlooking the gardens, together with two exceptionally well fitted family bathrooms. The Red House sits in generous and extremely private gardens, partly walled and with rear vehicular access to a single garage and brick built garden store. To the front of the property there is ample off road parking for several cars. An early viewing of this extraordinary home is highly advised.





The Red House, London Road, Rake, Liss

APPROX. GROSS INTERNAL FLOOR AREA 2976 SQ FT 276.4 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT, SHED & INCLUDES GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2017 Produced for Henry Adams REF : 193148

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

Rake is a small hamlet mid way between the towns of Liss and Liphook, both of which provide ample shopping, leisure and schooling opportunities. Both Liss and Liphook have railway stations on the main Portsmouth to London Waterloo line and offer easy access to the A3 trunk road. The hamlet of Rake has an excellent primary school and enjoys a well regarded country pub.

Directions

From Petersfield High Street pass the War Memorial and turn left onto College Street. At the top of College Street bear right, then left onto Rams Hill, passing Churchers College. At the roundabout take the second exit onto London Road and proceed for approximately three miles. Upon entering the village of Rake, the property can be found on the left hand side.

28/06/17

