



## 23 Old Stocks Oak

FARNHAM ROAD | LISS | GU33 6JB

Wilson | Hill

Entrance Lobby | Cloakroom | Kitchen/Breakfast Room | Dining Room | Sitting Room | Study | Master Bedroom with Ensuite Shower Room | Further Bedroom | Family Bathroom  
Off Road Parking | Attractively Landscaped Gardens

Petersfield 9.1 miles, Chichester 10 miles, Portsmouth 15.6 miles, Guildford 35.2 miles, Winchester 25.4 miles

Mainline station at Petersfield to London Waterloo



## | The Property

23 Old Stocks Oak is a wonderful ground floor apartment enjoying a private terrace with countryside views. The accommodation has excellent proportions with a large hallway, well-appointed kitchen with breakfast bar and useful separate utility room. A generous sitting room with a bright, double aspect has two sets of French doors leading directly out onto the

south facing terrace and communal gardens. There is an impressive main bedroom with built in storage and large en suite as well as a second bedroom and separate family bathroom. The property is also offered with the benefit of allocated parking in a secure underground carpark.





### | Location

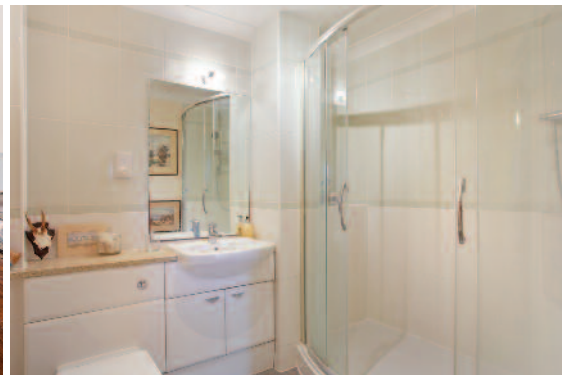
Old Stocks Oak occupies a pleasant position on the rural fringes of Liss with views over adjoining countryside. Liss offers a range of local shops, two doctors' surgeries and station on the Portsmouth/Waterloo main line. The larger centre of Petersfield is about 4 miles away with a comprehensive range of shopping, sporting and leisure facilities as well as a further main line station. There is a wide choice of both state and private schools in the vicinity and there are many acres of fine countryside close at hand, including much under the ownership of the National Trust. Liss lies in the heart of the



South Downs National Park with extensive footpaths and bridleways providing excellent scope for many outdoor pursuits.

### | Outside

Old Stocks Oak is a luxury complex with communal grounds laid to extensive lawns, with winding paved paths, an abundance of colour and planting in various herbaceous borders and an attractive water fountain. The grounds enjoy a scenic outlook over countryside and fields.



## Directions to GU33 6JB

Following the A3 south from Liphook after a few miles you come to the Ham Barn roundabout. Here take the first exit on the left signed to Liss. Follow the road along for 1.2 miles passing The Spread Eagle Pub on your right keep going round the left hand bend and shortly after you will see the entrance on your left. Turn into the drive and park in the visitor's carpark. Walk down the central pathway and 23 Old Stocks Oak is the first block on the right hand side.



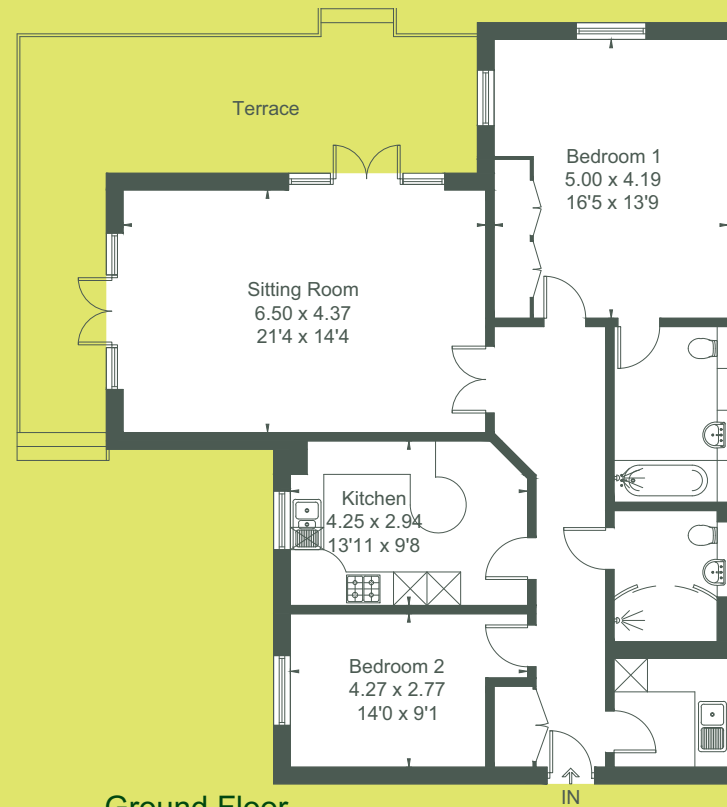
**Services:** All mains services are provided, gas fired boiler providing hot water and underfloor heating.

**Local Authority:** East Hampshire District Council, [www.easthants.gov.uk](http://www.easthants.gov.uk), 01730 266551

**Council Tax:** Band E. **EPC:** B82.

Viewing strictly by appointment.

Approximate Area = 106.3 sq m / 1144 sq ft



### Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 316936

#### Agents Note:

Lease length: 125 years from January 2007

Service Charge inc. Annual Buildings Insurance:

£2,841.61 (50% due 1 Jan & 50% due 1 Jul)

Ground Rent: TBC

Wilson Hill have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Maps and plans shown as a guide only.

Details and photographs dated May 2023.

