



Hill Brow Road, Liss

Asking Price £950,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Hill Brow Road, Liss

Experience an exceptional opportunity to craft your dream home in the picturesque setting of Hill Brow, Liss. This expansive bungalow, complemented by a linked annexe, boasts panoramic views of the South Downs and a sprawling garden that embraces the entire property. With a private driveway and a convenient double garage, comfort and opportunity to expand are at your fingertips.

Upon entering Canaan, prepare to be captivated by the stunning vistas that unfold in your very own garden.

The spacious hallway leads to a well-appointed kitchen with abundant space, connected seamlessly to a practical utility room, linked to the annexe.

Continuing through the hallway, a delightful dining room with generous windows invites the outside in, creating an ambiance of natural beauty throughout the property. The reception room, featuring sliding doors to a tranquil patio, offers a world of possibilities for creating a truly extraordinary space.

The conservatory serves as a sanctuary, offering panoramic views of your private retreat. Two bedrooms in the bungalow come equipped with ample storage, and a well-appointed bathroom adds to the home's convenience.

The annexe, accessible through the garden, driveway, or utility room, offers a double bedroom and a convenient shower room. Explore the opportunity for a potential Airbnb. The double garage ensures ease of access from the front of the drive.

The jewel in the crown is the vast south facing garden, with a bountiful orchard, established trees, shrubs, flower beds to admire along with a concealed and tranquil patio area, adjacent to the living room. This space is a canvas for your vision, offering boundless potential to create something truly remarkable.

No Onward Chain
EPC - D
Council Tax - F
Awaiting Probate



Location - Liss

The village of Liss provides a wide range of shopping and recreational facilities, infant and junior schools, churches, doctors and dental surgeries, restaurants and pubs. The village has a mainline station on the Portsmouth – London Waterloo line and the A3 provides road access to the south coast, Guildford and the M25. Liss is set within the South Downs National Park, which provides some magnificent walking and riding country, as well as many other outdoor leisure amenities. There are theatres at Guildford and Chichester, golf at Petersfield, Liphook and Cowdray Park, as well as convenient access to the well regarded Churchers College, Highfield & Brookham and Bedales Schools.

Local authority


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

Additional Information

Septic tank
Gas central heating

Tenure

Freehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



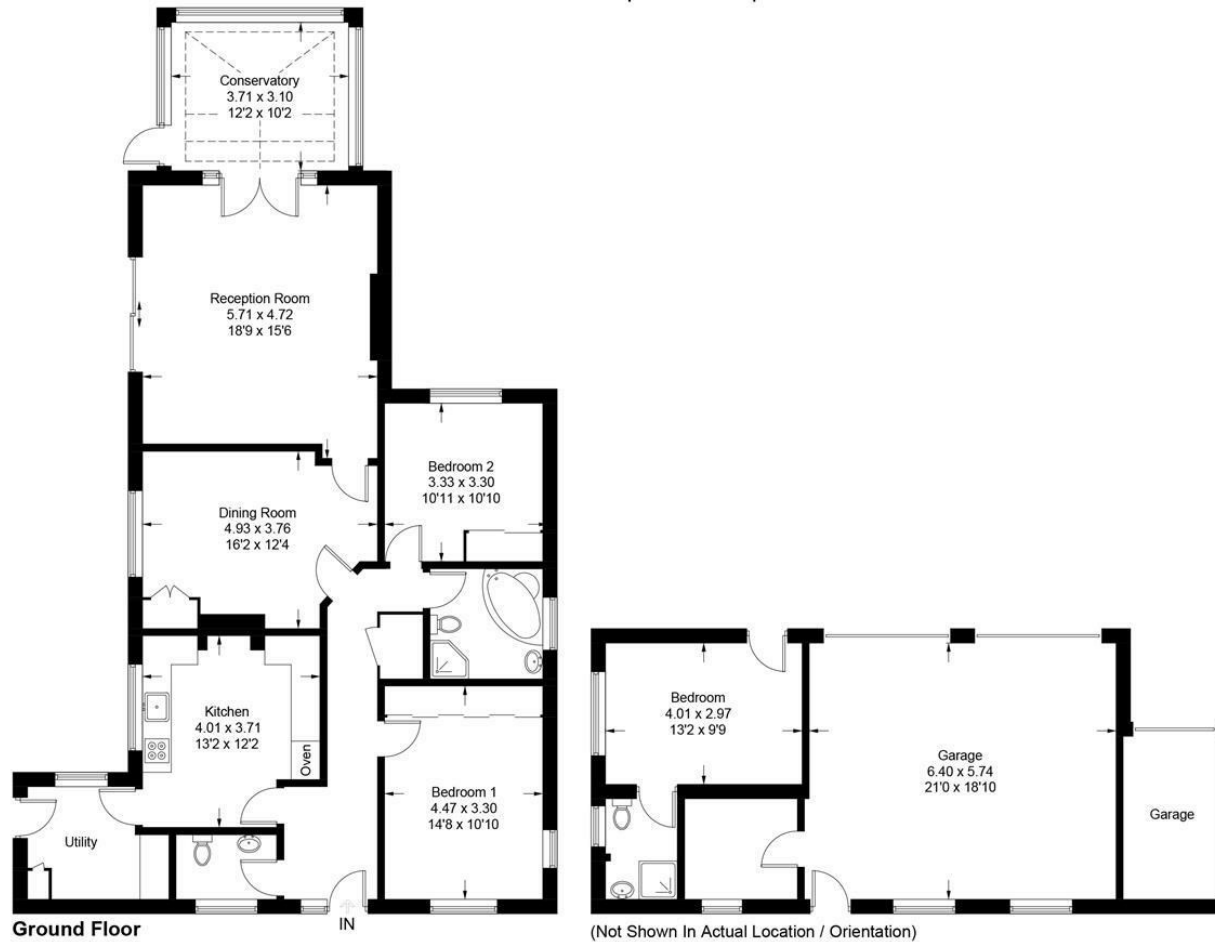
Hill Brow Road, GU33 7LQ

Approximate Gross Internal Area = 127.7 sq m / 1374 sq ft

Outbuilding = 57.2 sq m / 616 sq ft

(Excluding Non Dime Garage)

Total = 184.9 sq m / 1990 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Produced for Williams of Petersfield. (ID1005369)

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