



Forest Road, Liss Forest

**Offers In Excess Of £900,000**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS



# Forest Road, Liss Forest

\*No Onward Chain\*

Nestled in a quiet, private cul-de-sac on Forest Road, this substantial five-bedroom house, built in 1985, exudes charm and character with its beautiful brick exterior. Located in the wonderful Liss Forest, this home offers a serene and picturesque setting. Additionally, it boasts close proximity to Bohunt School, making it an ideal choice for families seeking quality education.

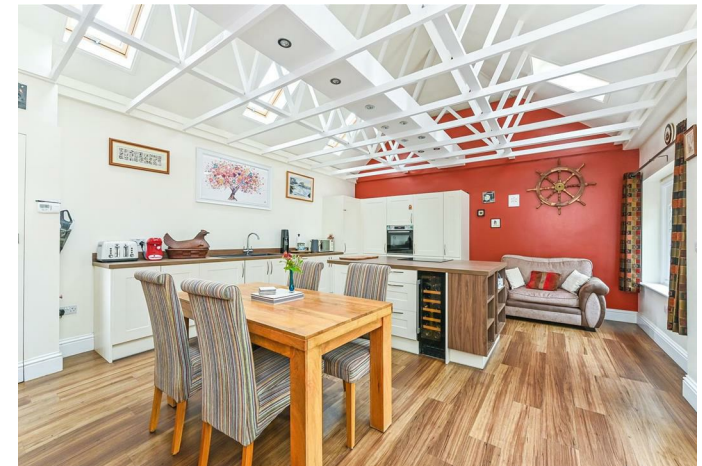
From the moment you step into the bright and spacious entrance hallway, you'll feel the welcoming warmth of this exceptional home. To your left, the sizable living room awaits with a log burner and patio doors, leading to a snug/reading room. This tranquil space over looks the garden and is perfect spot for unwinding or to serve as a study.

The versatile garden room with patio doors, flows seamlessly into the heart of the home, the kitchen. With its high ceilings, skylights, and beautiful wooden flooring, the kitchen is flooded with natural light. The central island and expansive windows create a perfect setting for family gatherings or morning coffees. There is also a door in the kitchen which allows access to the garden. A convenient downstairs W.C. completes the ground floor.

Upstairs, the first floor features four bedrooms and a delightful landing with a large window. The master bedroom boasts an en-suite shower room, while the second bedroom offers ample storage. A family bathroom completes this level. The top floor reveals a spacious fifth bedroom with eaves storage and an adjacent bathroom featuring both a bath and shower.

The established, enclosed garden is a haven of beauty with sweeping flower beds, botanical flowers and an array of irises. Enjoy the patio area, summer house, and shed amidst this encapsulating paradise. The front of the property includes a carport for additional storage and a driveway accommodating several cars.

Council Tax - F  
EPC - C





## Location - Liss Forest

Located in the sought-after hamlet of Liss Forest renowned for its open forest land and country walks this superb home is still close to all the amenities on offer in Liss village, with shops, infant & junior schools, two doctors' surgeries and mainline station with train services between Portsmouth Harbour & London Waterloo as well as convenient commuting access along the A3 corridor. Liss Forest has a recently refurbished public house (The Temple) that is very popular. The market town of Petersfield is approximately 5.5 miles away and offers an alternative mainline station and a more comprehensive choice of shops, bars and coffee shops, plus senior schools including TPS, Churchers College, Bedales and Bohunt.

## Local authority

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


## Additional Information

All main services

## Tenure

Freehold

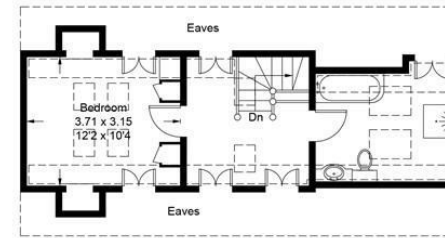
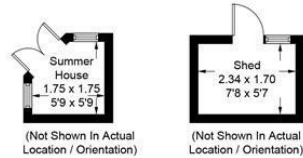
## Energy Efficiency Rating

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



# Forest Road, GU33 7BU

Approximate Gross Internal Area = 205.6 sq m / 2213 sq ft  
(Excluding Carport)  
Outbuildings = 6.6 sq m / 71 sq ft  
Total = 212.2 sq m / 2284 sq ft



Second Floor



Ground Floor



First Floor

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
Produced for Williams of Petersfield. (ID1088358)

## Williams of Petersfield

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