



London Road, Liss

Offers Over £895,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

London Road, Liss

Welcome to a spectacular, newly refurbished home situated on the highly sought-after London Road, Rake. This stunning home offers the perfect blend of semi-rural charm and contemporary elegance, providing an idyllic retreat surrounded by South Downs National Park's beauty. Just a short drive from Petersfield market town and Liss village, you'll enjoy the best of both worlds.

Enter through the gated entrance, featuring ample parking for several cars. The delightful front porch invites you into a warm and inviting space adorned with fantastic tiles, setting a warm tone throughout. The reception room, complete with a log-burning stove and stunning French doors, opens to a serene seating area, perfect for enjoying coffee under the romantic evergreen.

The enviable high-spec open-plan kitchen/dining room, features sleek neutral tones, an elegant island with a breakfast bar, and integrated appliances that cater to your every need. French doors from the kitchen open out onto a sun-drenched seating area, perfect for entertaining. A practical utility room offers convenient garden access. A superb shower room completes the ground floor.

On the first floor, you'll find two substantial bedrooms, including a principal bedroom with a walk-in wardrobe and an en-suite bathroom, complete with a freestanding bath. The thoughtfully designed family bathroom features double sinks, a walk-in shower, and a relaxing bath.

The second floor has two additional bedrooms, with one boasting a recessed area for multi-functions.

Outside, the wrap-around garden is incredibly private, showcasing designated areas for relaxing, outdoor entertaining for all seasons. The split garage offers a versatile space that can serve as a home office, with loft potential for an annexe (subject to planning).

Do not miss the opportunity to view Honeysuckle House! Contact Williams of Petersfield for more information.

EPC - D
Council Tax - C



Location - Rake

The property is located in the Village of Rake which is situated on the Hampshire/West Sussex border in the South Downs National Park and a short drive from the market town of Petersfield. Rake has a public house, a highly regarded primary school, village hall with a childrens play area and tennis court. There is also a popular garden centre with tea rooms and post office. There are school buses provided for secondary education at Midhurst, Liphook and Petersfield. Alternatively, Churchers College, Bedales and Highfield and Brookham schools are within easy reach. The larger village of Liss, which provides more comprehensive facilities, is approximately 1.5 miles away with the Town of Petersfield approximately 4.6 miles away.

Local authority - Chichester


Chichester District Council
East Pallant House, 1 East Pallant
Chichester
West Sussex
PO19 1TY
01243 785166

Additional Information

Electric Heating
Septic Tank

Tenure

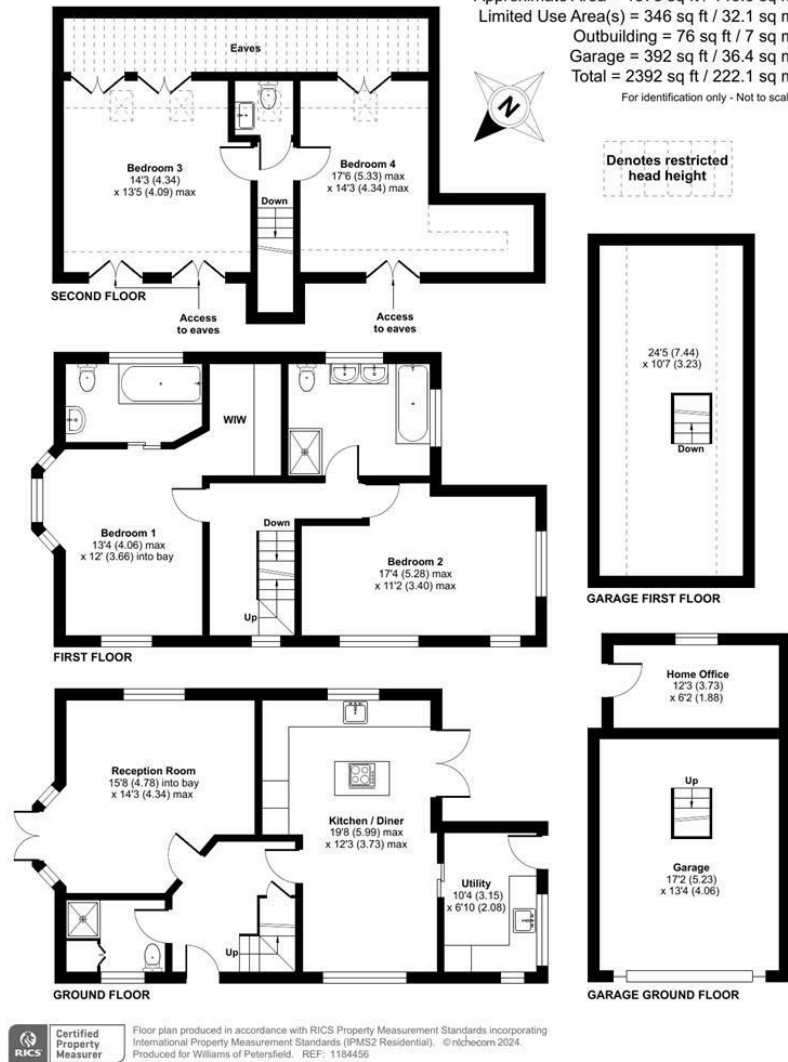
Freehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



London Road, Rake, Liss, GU33

Approximate Area = 1578 sq ft / 146.6 sq m
 Limited Use Area(s) = 346 sq ft / 32.1 sq m
 Outbuilding = 76 sq ft / 7 sq m
 Garage = 392 sq ft / 36.4 sq m
 Total = 2392 sq ft / 222.1 sq m
 For identification only - Not to scale



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