



Hill Brow Road, Liss

£825,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Hill Brow Road, Liss

Discover Drovers Lodge, an exceptional four-bedroom detached single storey dwelling nestled on a desirable corner plot at the top of Hill Brow Road. This unique property boasts a stunning wrap-around garden, offering both seclusion and a taste of semi-rural living. Ideally located for easy access to Liss village and the vibrant Petersfield market town.

As you enter through the private gated driveway, ample parking space awaits. A delightful pathway winds its way to the front decked area, featuring a charming pergola, where you can imagine relaxing on a quiet morning. Upon entering, you're welcomed by a spacious and light-filled hallway that seamlessly leads into the heart of the home, a modern, open-plan kitchen / living and dining area. Complete with an island breakfast bar, double sinks, and French doors opening onto the east-facing deck.

The versatile living/snug room, with its large windows framing views of the peaceful garden, is perfect for cosy autumnal nights. Adjacent is the first of four generously sized bedrooms, featuring an en-suite shower room and access to ample storage space.

The remaining three bedrooms are located at the opposite end of the property, offering privacy for family or guests. Each room is spacious and airy, with two of them featuring built-in wardrobes. The second bedroom enjoys the luxury of French doors that open out to the pergola, bathed in morning sunlight.

A stylish family bathroom with double sinks and a functional utility room, also equipped with double sinks, complete the interior of this thoughtfully designed home.

Outside, the enticing established garden offers multiple areas for relaxation and entertaining, perfect for hosting or enjoying peaceful evenings. The pergola-covered deck creates a wonderful outdoor living space, while the additional garage/shed provides extra storage or workspace.

This is a rare opportunity and viewing is highly advised!

Council Tax - F
EPC - D



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, Hlghfield & Brookham and Bedales Schools.

Local authority

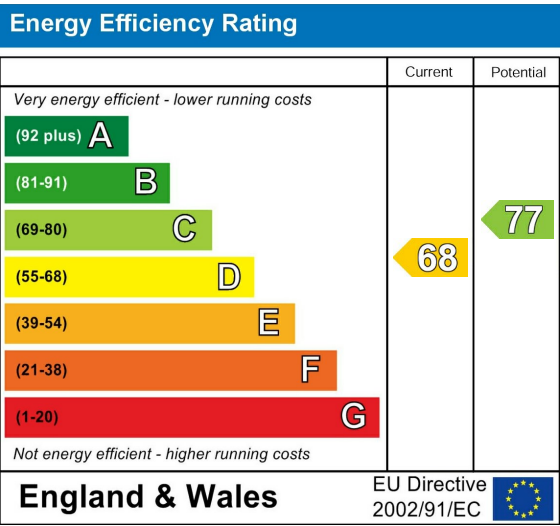
East Hampshire District Council
Penns Place, Petersfield
Hampshire, GU31 4EX
01730 266551

Tenure

Freehold

Additional Information

Mains electric
Private drainage - Cesspit
Under Floor Air Source Heat Pump



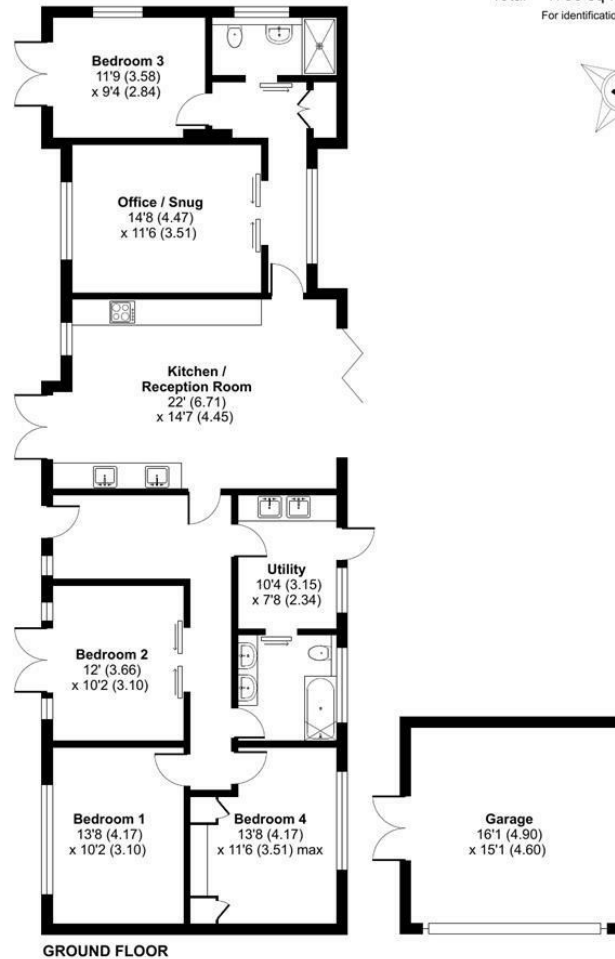
Hill Brow Road, Hill Brow, Liss, GU33

Approximate Area = 1485 sq ft / 137.9 sq m

Garage = 245 sq ft / 22.7 sq m

Total = 1730 sq ft / 160.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Williams of Petersfield. REF: 1192752.

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