



Coombe Road, Hill Brow, Hill Brow, Liss

Offers Over £700,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Coombe Road, Hill Brow, Hill Brow, Liss

This four-bedroom house is a truly exquisite four-bedroom detached house, peacefully nestled in a quiet cul-de-sac on Coombe Road, set within the stunning South Downs National Park. Renovated in 2021, this beautifully updated home offers a perfect blend of countryside tranquillity and modern living, with access to miles of breathtaking walks right on your doorstep.

Just a short drive away are Petersfield and Liss, offering a wide range of amenities and direct commuter rail links to London. The area is also well-served by highly regarded local schools, including Bohunt School, The Petersfield School (TPS), and Churcher's College, making it an ideal setting for families.

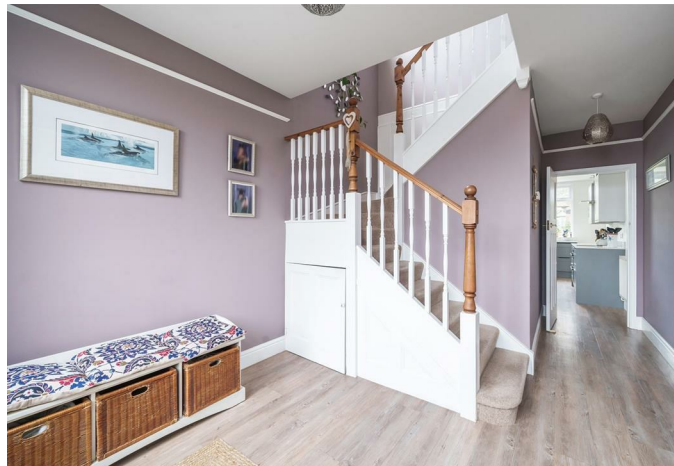
Step inside to find a warm and inviting entrance hall with ample storage, setting the tone for the space within. The bright formal living room, complete with a feature fireplace, is a haven of comfort. At the heart of the home, the open-plan kitchen/dining area boasts a modern kitchen overlooking the private garden, a breakfast bar, and larder. This flows seamlessly into the dining area, where bi-fold doors open to the garden, and a further reception room with a log burner. A versatile snug room with an en-suite shower and laundry cupboard adds flexibility, perfect as a guest suite or downstairs bedroom.

Upstairs, the landing's large window fills the space with light. Three generous double bedrooms and a fourth office/bedroom are complemented by a stylish family bathroom.

The concealed and private garden offers a patio for entertaining and a lawn. With side access, storage areas, and a shed, this home blends beauty and practicality effortlessly.

Early viewing is highly recommend.

EPC - D
Council Tax - 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, Highfield & Brookham and Bedales Schools.

Local authority - Chichester

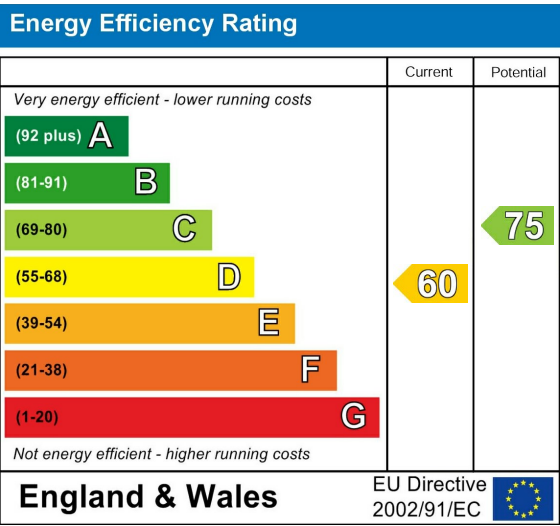
Chichester District Council
East Pallant House, 1 East Pallant
Chichester
West Sussex
PO19 1TY
01243 785166

Additional Information

Private Drainage - Shared with neighbours
Oil fired central heating

Tenure

Freehold



Coombe Road, Hill Brow, Liss, GU33

Approximate Area = 1610 sq ft / 149.5 sq m

Outbuilding = 26 sq ft / 2.4 sq m

Total = 1636 sq ft / 151.9 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rlxhcom 2025. Produced for Williams of Petersfield. REF: 1235175

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