



**Honeysuckle Cottage, London Road, Liss,
Price Guide £595,000 Freehold**

**HONEYSUCKLE COTTAGE LONDON ROAD
LISS GU33 7NS**

Price Guide £595,000

A wonderful project

Large and Flexible accomodation

Sitting room, dining room, family room

Cloakroom and utility

Kitchen with views over garden

5 Bedrooms

Bathroom

Large garage and parking

Large East facing private gardens

Total plot 1/5 Acre



**An established and enlarged
Edwardian semi-detached house
offering excellent potential with
large 1/5 Acre plot and private
gardens**

THE PROPERTY

Honeysuckle Cottage is a mature and attractive semi-detached cottage which over the years has been successfully enlarged to offer spacious and flexible accommodation. On the ground floor there is a large sitting room with an operational wood burning stove, an archway leads through to the dining room which in turn gives access to the family room which has views over the garden. There is an inner hallway with a cloakroom, and a utility. The kitchen is at the rear of the property and overlooks the garden. The bedroom accommodation is of good size and offers flexibility. The 2 largest bedrooms are situated over the garage and family room which forms part of the sympathetic extension. There is also a family bathroom.



THE GROUNDS

To the front of the property, there is parking for at least 2 cars and gives access to the integral garage.

The rear garden is an undoubted feature, it faces East and enjoys privacy, the majority is laid to lawn and at the foot of the garden there is a large area of unkept garden which needs reclaiming. The overall depth is 240ft with mature and established boundaries.

SITUATION

The property occupies an established and prominent position in the favoured village of Hill Brow, and is conveniently situated between Liss and Petersfield, both of which have mainline stations which connect with London Waterloo. Both towns offer an excellent range of shopping facilities, coffee shops and public houses. There is easy connection to both the South coast and London via the A3 which is close by.

Within the area there is a range of excellent schooling, including Ditcham Park between South Harting and Petersfield, Churcher's College, Bedales in Petersfield, and Seaford College near Petworth. There are excellent state schools within the proximity, including Petersfield school, Bohunt Academy in Liphook and Midhurst Rother College.

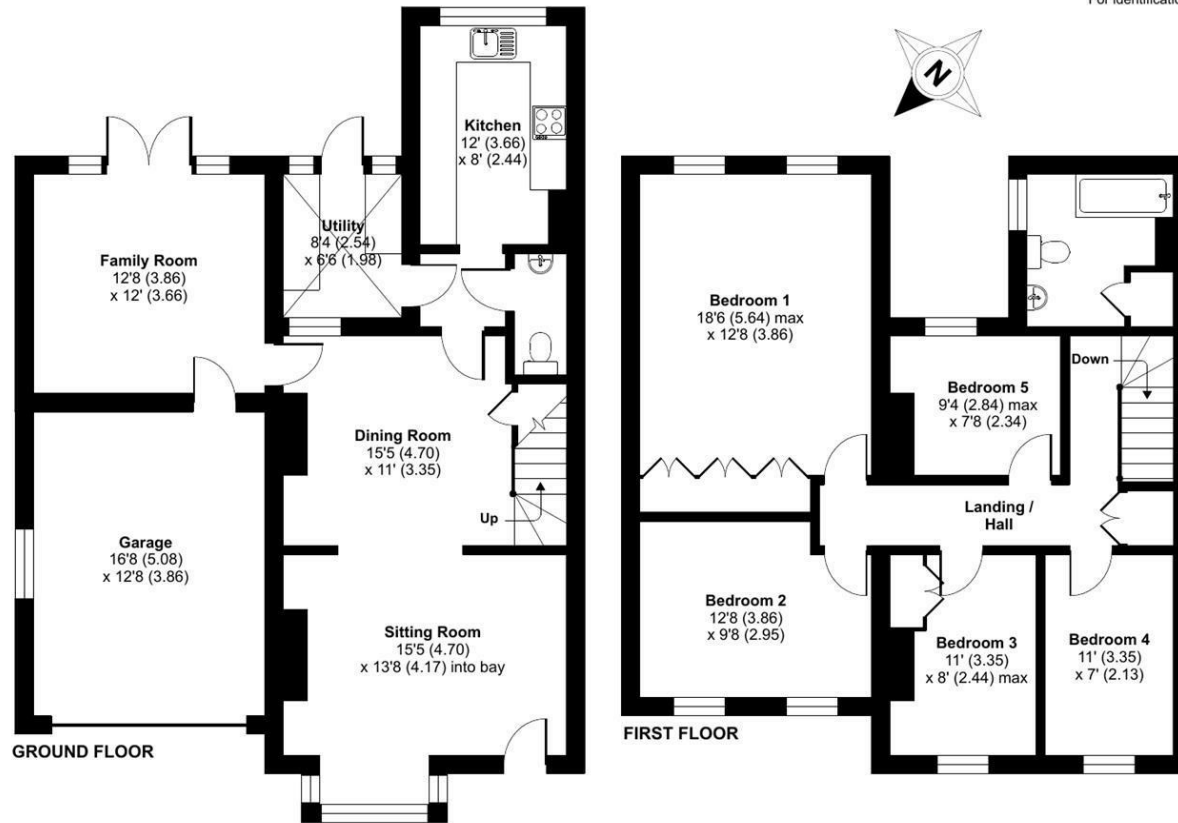
Goodwood and Cowdray Park provide horse and car racing, and sailing at Chichester harbour. The area boasts some superb golf courses at Liphook, Hindhead, Cowdray, and Goodwood, and a good local course in Petersfield. The area as a whole is surrounded by beautiful countryside, ideal for walking, cycling, and riding with suitable footpaths and bridleways.

Liss 1.5 miles
Petersfield 3.5 miles
Liphook 4.5 miles
Haslemere 9.5 miles
Chichester 18 miles
Guildford 21 miles
London 54 miles
London Waterloo 63 minutes from Petersfield
London Waterloo 73 minutes From Liss

Honeysuckle Cottage, London Road, Hill Brow, Liss, GU33

Approximate Area = 1790 sq ft / 166.2 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Clarke Gammon. REF: 1063639

LOCAL AUTHORITY

East Hampshire District Council

COUNCIL TAX

Band E

SERVICES

Mains water, electricity, private drainage (septic tank)
oil central heating

2nd April 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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DIRECTIONS

From the centre of Liphook, leave in a Southerly direction on the B2070 signposted Petersfield, pass through the centre of Rake, up the hill into Hill Brow where, Honeysuckle Cottage will be found on the left hand side.

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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HASLEMERE OFFICE
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LIPHOOK OFFICE
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MAYFAIR OFFICE
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