







Charming Victorian character home set in a quiet part of West Liss, close to local facilities, all within easy walking distance, including pubs, restaurants and Liss mainline railway station.

The house is just a few minutes drive to the A3 and Bohunt secondary school, The Petersfield School and Churcher's College. Liss Junior School and Greatham Primary School are close by.

The house has been significantly extended during its history and now offers a very comfortable family home situated up an extended driveway to give a feeling of privacy amid a countryside setting.

Accommodation comprises of front door leading to the side of the kitchen laminate flooring. Cream kitchen units with wooden work surfaces over, space for gas range cooker, integrated fridge and freezer, breakfast bar. This opens onto a wonderful Dining/Sitting Room which extends the length of the house and doors to the outside with a wonderful colonial style covered outside seating and entertainment area.



Door giving access to a staircase that leads down to the basement which is an ideal study/bedroom 4 or workshop, with window.

Additional lounge offers a beautiful character room with open fireplace and French doors leading to the rear garden. There is a ground floor WC in the rear hallway, which also gives access to the staircase to the first floor.

The first floor offers a landing giving access to the Master



bedroom with views across the rear garden. Beautiful ensuite with free standing bathtub, separate shower, wash hand basin and WC. There is a pull down ladder in the Master bedroom giving access to a wonderful Loft Room with Velux Skylights and eaves storage.

Two further bedrooms and a family bathroom with shower over the bath.

Outside, there is a large gravelled driveway to the front of the house with a brick storage shed. Large timber garage with light and power.

The rear garden has huge wow factor, totally enclosed and private and south west facing. Colonial style veranda which offers a fantastic entertaining and outside space. Large fishpond.

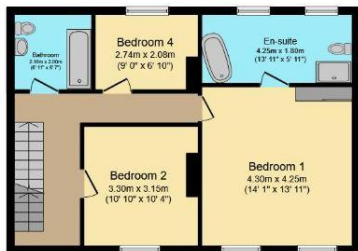
Gas central heating, mains water drainage and electricity.

Council Tax Band C - £1803 per annum.

Viewing through the Vendor's sole agent, Jacobs & Hunt.

WE ARE OPEN 7 DAYS A WEEK FOR YOUR VIEWING  
CONVENIENCE!





First Floor



Second Floor



Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C	74   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

