





This charming 18th Century, three bedroom attached home is situated in an idyllic lane in West Liss, within an easy walk of the village shops, the mainline railway station and fantastic pubs.

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.

Accommodation comprises;

On entry there is a front door leading into the main sitting room with wide set of stairs leading to first floor. The sitting room is a fantastic space, with a large feature logburner set into a charming fireplace and a large storage cupboard.

Coming off of the main sitting room is the dining room, with a feature fireplace already in situ and a lovely bay window adjacent letting lots of light in.

Small set of stairs leading to a versatile room which could easily be used as another bedroom/reception room.

Stairs leading down to the basement which benefits from a window letting lots of natural light in.

Good sized kitchen/breakfast room with velux window, a range of floor based cabinets, ESSE stove cooker, space and plumbing for a washing machine, oven, space for a dishwasher, gas hob, space for fridge and airing cupboard housing the hot water tank.

Following on from the kitchen/breakfast room is a good



sized downstairs bathroom with bath, wash hand basin and WC.

First floor comprises of;

Landing giving access to all bedrooms.

The master bedroom benefits from a fitted wardrobe and good sized ensuite with shower, WC and wash hand basin.

Bedroom two is of considerable size, with a feature fireplace at one end and bedroom three is a double with the benefit of a storage cupboard.

Externally, to the front there is space for one car to park.

To the rear of the property there is a gravelled terrace which acts as a brilliant sun trap, these have ample space for dining table and chairs. Beyond this is a pretty, private lawned area and a walkway leading down into the gated off road parking for the property which can also be accessed by the private lane which runs parallel to Church Street. In addition to parking, there is a charming double garage offering further storage/parking space.

Gas central heating (not tested), mains water, drainage and electricity.

Council Tax Band F - £3068 per annum.

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

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CONVENIENCE!**



5, Church Street, GU33 6JX

APPROXIMATE GROSS INTERNAL AREA = 1606 SQ FT / 149.2 SQ M
 CELLAR = 128 SQ FT / 11.9 SQ M
 GARAGE = 288 SQ FT / 26.8 SQ M
 TOTAL = 2022 SQ FT / 187.9 SQ M



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1081310)
 Produced for Jacobs & Hunt - Petersfield

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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 are 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



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