





An outstanding detached four bedroom family home, built just 5 years ago by the current owners to an incredible, bespoke standard, which offers the most elegant landscaped grounds with a luxurious outside dining and entertainment area. Detached double garage with electric door with staircase leading to a first floor games room/Living accommodation. The garage also has planning permission for extending to the side and dormer windows to the roof.

Situated in Liss Forest, Hampshire, a short level walk away from Liss Mainline Railway Station with direct links to London Waterloo. On your doorstep, in the heart of the South Downs National Park, is an abundance of open countryside for dog walking and exploring. We highly recommend a viewing to appreciate this graceful and stylish home.

Internal accommodation comprises;

Front door leading to spacious oak floored hallway, stairs to first floor, WC with ornate Moroccan ceramic hand basin.

Sitting room to the rear, with double aspect, bi-folding doors leading to rear terrace. Wood burning stove. Built-in floor storage cupboards. Oak flooring.

Family Room/Study with oak flooring and built in cupboards with display shelving, built-in desk.

Kitchen/Dining Room which is the absolute hub of the house. Full width set of bi-fold doors opening onto the rear terrace. Kitchen supplied in stunning blue and comprising wall and floor units with large peninsula unit incorporating a large breakfast bar, white quartz worktops. Integrated appliances including twin Miele electric fan ovens, Miele warming drawer, AEG induction hob with gas burner, Miele extractor hood, Miele dishwasher, full size fridge and separate full size freezer. Miele Wine fridge, AEG built in Microwave, Quooker tap giving instant boiling water. Built in larder and open display shelving. Ceramic tiled floor.

Utility room with ceramic tiled floor, built in base and wall units with sink, space for washing machine and tumble



drier.

The first floor landing is bright and spacious with glass panelled stairs with a wonderfully designed skylight bringing in a huge amount of natural light. Large airing cupboard with pressurised hot water tank.

Principal Suite overlooking the rear garden with a walk in wardrobe offering shelving and cupboards for clothes and shoe storage. En-suite shower room with walk-in shower, countertop wash hand basin on a quartz topped vanity unit with drawers and cupboard under, heated and illuminated wall mirror, WC with concealed flush, window. Chrome heated towel rail. Underfloor heating.

Guest Suite overlooking the rear garden with an En-suite shower room, wash hand basin and WC, fully tiled walls. Underfloor heating. Chrome heated towel rail.

There are two further double bedrooms overlooking the front garden. Family bathroom comprising free standing tub, shower, wash hand basin with vanity unit. Underfloor heating. Chrome heated towel rail.

Externally, to the front of the house, there is mature hedging giving a good degree of privacy. Oak gate leading to the driveway with parking for numerous vehicles. Landscaped front garden with lawn and a pretty seating area.

The rear gardens have been landscaped to include a large raised private terrace area with glass panels and stainless steel balustrades which extends the width of the back of the house and is accessed directly from the kitchen and the lounge ideal for outside eating and entertaining. There is an electrically operated sun canopy directly outside the kitchen over the rear terrace. This leads to a bridge over Mint Stream which runs right across the site which leads down to the large rear garden itself. There is a further outside dining and entertaining area with a large, grey metal pergola that has a slated roof with lighting that can be opened to let in the sun, or closed to make it waterproof and an outside kitchen BBQ. The garden is laid to lawn, very private with a sunny aspect and has a paddock fence overlooking a privately owned field.



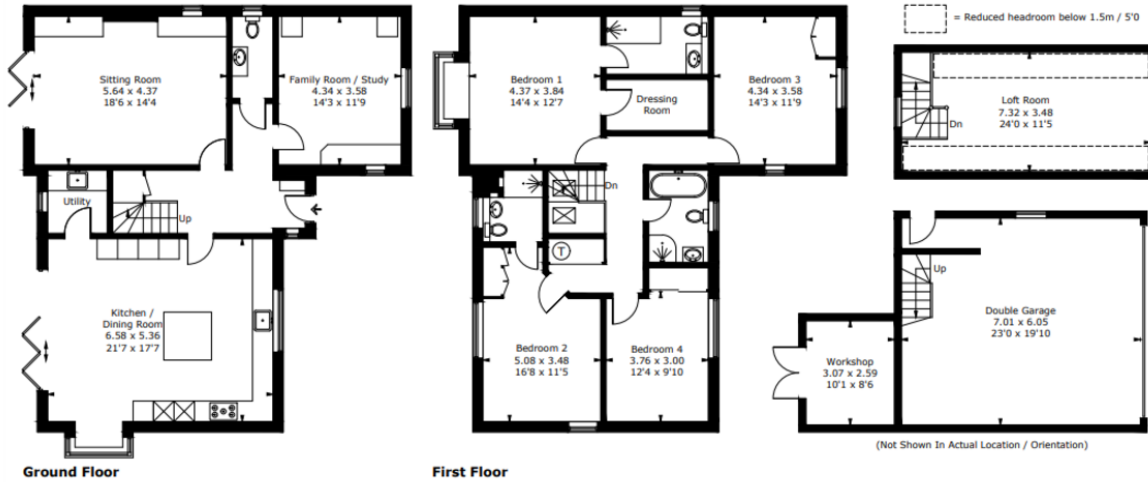
Detached double garage with electric door. Staircase leading to first floor games room/living accommodation. Planning permission has been granted to extend the garage to one side and dormer windows facing towards the house to make an even larger space. Separate workshop to the rear. There is a log store and dustbin store to the rear.

The house offers easy access to Bohunt School in Liphook, The Petersfield School, Churchers College and Bedales in Petersfield. Liss Forest is quiet area with a well thought of public house and access to vast open areas for walking and cycling. Just a few moments away is Liss Village, a popular village shopping parade, bistro, pub and renown curry restaurant.



Mint Road, GU33

Approximate Gross Internal Area = 196.3 sq m / 2113 sq ft
 Outbuildings = 75.8 sq m / 816 sq ft
 Total = 272.1 sq m / 2929 sq ft



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	86 B	
69-80	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 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

