





Occupying a wide, sizeable plot on a popular no-through road in Liss, is this exemplary property believed to be constructed in 1904. The property has undergone a series of improvements by the current owners; extended and benefitting from over 2500sq ft of accommodation, this is a wonderful opportunity to purchase your dream family home that is immaculately presented throughout.

The property offers substantial curb appeal, with a large front garden, mainly laid to lawn with mature borders featuring a wide range of in-set specimen plants, trees, shrubs and bushes. This sits adjacent to a large shingled driveway, offering parking for circa half a dozen vehicles. There is an integral garage for further parking, as well as a handy workshop room.

Entering the property, there is a large entrance hallway with oak parquet flooring with underfloor heating. To the left, there is an excellent sized study/snug, offering a front aspect with panelled walls and a decorative wood burning stove. This serves as a cozy retreat or ideal for those working from home.



Continuing through, on the right hand side there is a large carpeted drawing room with a further decorative wood-burning stove. Filled with natural light, this is a wonderful room to entertain guests or provide a comforting space for the whole family to relax.

The parquet flooring continues through to the highlight of this impressive home - a large kitchen/diner/family area with three sets of French doors to the spectacular rear garden. This room houses ample room for a sofa, alongside a large island and space for a twelve-seater dining table.

The French doors alongside a skylight above the dining space flood this area with natural light. The kitchen has built in appliances, gas hob, butlers sink and quartzite worktops. There is a walk-in larder room, with an array of fitted cupboards/shelving as well as a fitted wine-rack - a befitting compliment to the kitchen. A doorway leads through to garage and workshop.

The other side of the property, there is a large boot/utility room with a further side door to rear garden. This area houses the gas-boiler, integrated washing machine and tumble dryer and further butlers sink.

Upstairs, there is a large landing that provides access to five double bedrooms. A long corridor leads to a large master suite, with built in wardrobes and a dressing area, this dual aspect room is complimented by a tastefully decorated shower room.

A further double bedroom offers a second en-suite shower room and serves as an immaculate guest room with a rear aspect.

All three remaining double bedrooms offer varying aspects and are serviced by a beautifully decorated family bathroom, with a large separate shower cubicle and freestanding oval bathtub.

Exiting the kitchen to the rear garden, there is a full width patio and terrace area, offering space for al-fresco dining and entertaining guests. A large area is laid to lawn with stocked borders with a variety of plants, shrubs and trees. At the end of the garden is a further dining area with a wooden pergola, a brick-constructed open fireplace and



wood-fired pizza oven.

There is a gateway to woodland at the end of the rear garden, as well as an excellent sized studio/office/gym with power and internet.

Pleasantly situated on a private close backing onto woodland and fields. The village of Liss is within 0.25 mile with a range of shops for day to day needs and a station on the Waterloo/Portsmouth main line. There are more comprehensive facilities at Petersfield within about 5 miles.



## St. Marys Road, Liss

Approximate Gross Internal Area = 233.1 sq m / 2509 sq ft  
(Including Garage)

Outbuilding = 12.7 sq m / 137 sq ft

Total = 245.8 sq m / 2646 sq ft

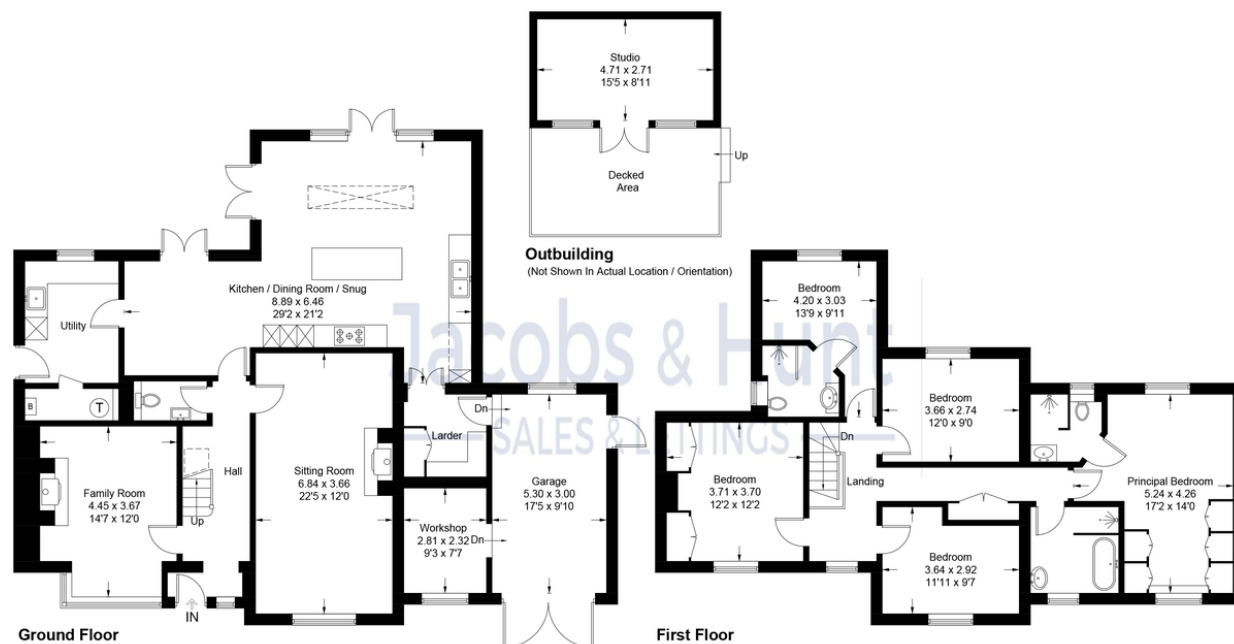


Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1219927)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 74 C    | 77 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |

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