





Longmead occupies a peaceful position within this well-regarded village, set at the end of a quiet cul-de-sac and enjoying the particular privacy that such a position affords. Extending to approximately 850 sq ft, the accommodation is thoughtfully arranged and would suit a variety of purchasers, from those taking their first step onto the property ladder to those seeking to downsize without compromise.

The heart of the house is found in the sitting/dining room, a well-proportioned dual-aspect space extending to over 20ft in length and offering a versatile arrangement for everyday living and entertaining in equal measure. This flows through to a conservatory addition, a bright and pleasant room that draws in the garden beyond and lends itself equally to a quiet breakfast or evening spent unwinding. The kitchen is fitted with a range of wall and base units with space for freestanding appliances, while a useful store cupboard provides further practicality.

On the first floor, the principal bedroom is a generous double, complemented by a second bedroom well suited to use as a guest room, study, or nursery. The first floor is completed by a family bathroom fitted with a white suite.



Outside, the rear garden is a particular feature of the property: a good-sized, mainly laid-to-lawn plot enclosed by mature hedging and trees that lend a real sense of seclusion. A paved patio and adjoining timber decking provide a natural extension of the reception space during the warmer months, while a garden shed offers further storage. At the foot of the garden, a charming seat is set beside the river that runs along the boundary - a delightful spot to sit and take in the surroundings.

Liss lies within the South Downs National Park, combining the ease of village life with immediate access to some of Hampshire's finest countryside. The village provides a good range of everyday amenities, well-regarded schooling, and a mainline railway station with services to London Waterloo, while the A3 gives ready access to Guildford, Portsmouth, and beyond. For those with an interest in the outdoors, the surrounding Downs offer an exceptional network of walking and riding routes directly from the doorstep.

Further details and viewing arrangements available on request. Please contact Jacobs & Hunt to arrange your viewing appointment.

Tenure: Freehold

Local Authority: East Hampshire District Council

Gas central heating

All mains services

Double glazed throughout



Longmead, Liss

Approximate Gross Internal Area = 75.0 sq m / 807 sq ft
 Store = 4.0 sq m / 43 sq ft
 Total = 79.0 sq m / 850 sq ft



Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1325805)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 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 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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