

Malvern Road, Liss, Hampshire
Price Guide £1,100,000 Freehold

CLARKE C·G GAMMON 1919

ROCHFORT HOUSE MALVERN ROAD
LISS HAMPSHIRE GU33 7PY

Price Guide £1,100,000

- Impressive & Attractive Edwardian House
- Extremely Flexible Accommodation
- Scope & Space for Enlargement
- Large & Wide Garden
- Tastefully Presented & High Quality Fittings
- Hall, Cloakroom & Dry Cellar
- Sitting Room, Dining Room/Family Room
- Large Kitchen & Seperate Utility/Breakfast Room
- Master Bedroom Suite, 3 further bedrooms & Bathroom
- Multiple Parking & Garage





Liss Centre 1.2 Miles
Petersfield 3.5 Miles
Liphook 4.5 Miles
Haslemere 9.5 Miles
Chichester 18 Miles
Portsmouth 22 Miles
Guildford 21 Miles
London 54 Miles

THE PROPERTY

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THE GROUNDS

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SITUATION

Occupying an established and tucked away locationtowards the end of the highly regarded private road. It is conveniently situated for access to the centre o liss,Petersfield, and Liphook all of which have mainline stations which connect with London Waterloo, as well as excellent ranges of shopping facilities, coffee shops and public houses. In Hill Brow there is the brilliant Jolly Drover pub, with its excellent food and choice of drinks. There is easy connection to both the South coast and London via the A3 which is close by. Within the area there is a range of excellent schooling, including Ditcham Park between South Harting and Petersfield, Churcher's College, Bedales in Petersfield, and Seaford College near Petworth. There are excellent state schools within the proximity, including Petersfield school, Bohunt Academy in Liphook and Midhurst Rother College. Goodwood and Cowdray Park provide horse and car racing, and sailing at Chichester harbour. The area boasts some superb golf courses at Liphook, Hindhead, Cowdray, and Goodwood, and a good local course in Petersfield. The area as a whole is surrounded by beautiful countryside, ideal for walking, cycling, and riding with suitable footpaths and bridleways.

GUILFORD | X miles
LONDON WATERLOO | x MINUTES BY TRAIN

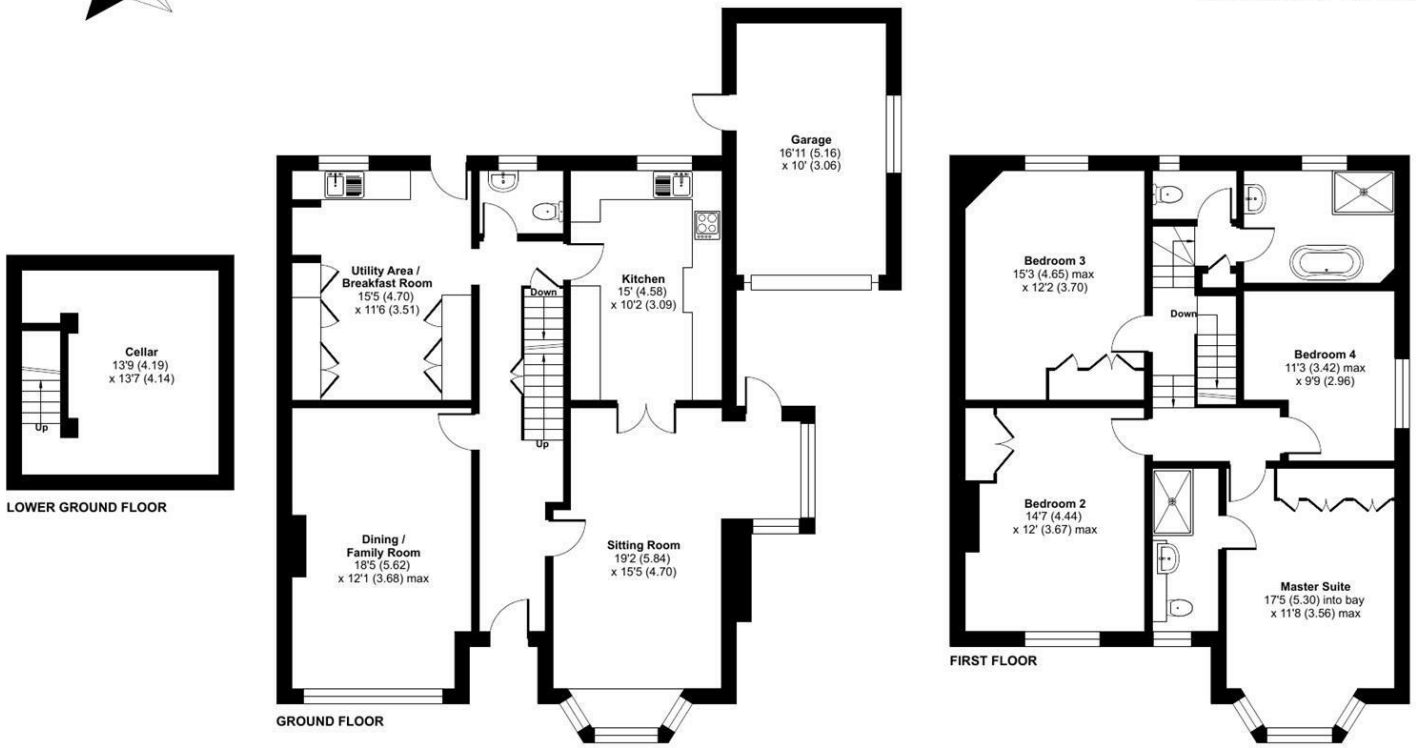
GODALMING | X miles
LONDON WATERLOO | 47 MINUTES BY TRAIN

HASELMERE | 4 miles
LONDON WATERLOO | 47 MINUTES BY TRAIN

CENTRAL LONDON | 30 miles

Rochfort House, Malvern Road, Hill Brow, Liss, GU33

Approximate Area = 2165 sq ft / 201.1 sq m
Garage = 170 sq ft / 15.7 sq m
Total = 2335 sq ft / 216.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Clarke Gammon. REF: 1422691

LOCAL AUTHORITY

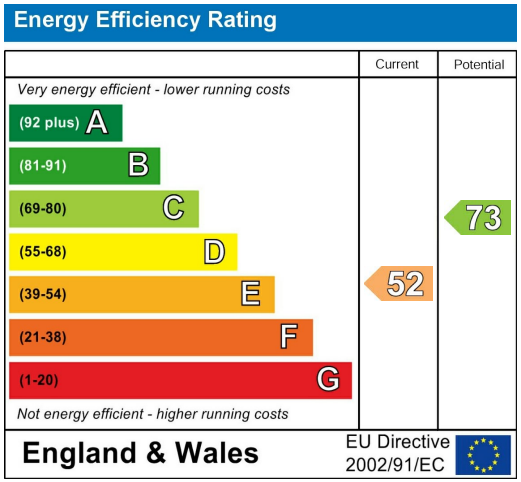
COUNCIL TAX

Band F

SERVICES

Mains water, electricity, mains drainage
gas central heating

27th October 2026



CG HASLEMERE OFFICE

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DIRECTIONS

From the centre of Liphook leave in a southerly direction on the B2070 signposted Petersfield. Pass through the centre of Rake and then up the hill into Hill brow. Look to turn right into the B3006 Hill Brow Road and second right into Malvern Road. Rockford house will be found towards the end of the lane on the right hand side.

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.