

Andlers Ash Road, Liss

Price Guide £695,000

Williams of Petersfield

INDEPENDENT ESTATE AGENTS

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Williams of Petersfield are proud to present this exceptional semi-detached residence situated on Andlers Ash Road, Liss. This distinguished property offers five bedrooms, three reception rooms, ample off-road parking, and an integrated garage. The garden is particularly exceptional with a large laid to lawn area and patio for outdoor seating or entertaining. The property also benefits from stunning views over the Hillier Tree Nursery (Please refer to second photo).

Approaching the home, you are greeted by an expansive driveway, a single garage. Internally, the layout comprises a cosy snug, an elegant sitting room, and a spacious conservatory–dining–family room that opens seamlessly onto the rear garden. Both the snug and sitting room feature striking open fireplaces and provide abundant space for furnishings and comfortable living. The kitchen is appointed with ample storage and work surfaces, complemented by a practical utility room that provides direct access through to the garage.

On the first floor you will find four well-proportioned bedrooms, one a single that could be perfectly suited as a home office or study to suit your needs. Each double bedroom benefits from built-in storage, while the floor is completed by a family bathroom featuring both a bath and a separate shower. The second floor offers a substantial double bedroom with its own beautifully fitted bathroom incorporating a walk-in shower, plus a generous multi-purpose space currently utilised as a dedicated work area.

The meticulously maintained garden includes a broad lawn and a substantial paved patio designed for outdoor hospitality, alongside convenient side access to the front of the property. The garage offers excellent storage provision and sits alongside a wide driveway providing parking for four or more vehicles. Early viewing is strongly advised to fully appreciate all this remarkable home has to offer.









Location - Liss
The village of Liss provides a wide range of shopping and recreational facilities, infant and junior schools, churches, doctors and dental surgeries, restaurants and pubs. The village has a mainline station on the Portsmouth – London Waterloo line and the A3 provides road access to the south coast, Guildford and the M25. Liss is set within the South Downs National Park, which provides some magnificent walking and riding country, as well as many other outdoor leisure amenities. There are theatres at Guildford and Chichester, golf at Petersfield, Liphook and Cowdray Park, as well as convenient access to the well regarded Churchers College, HIghfield & Brookham and Bedales Schools.

Local authority
East Hampshire District Council

Tenure
Freehold

Additional Information
All main services

EPC - D
Tax Band - D



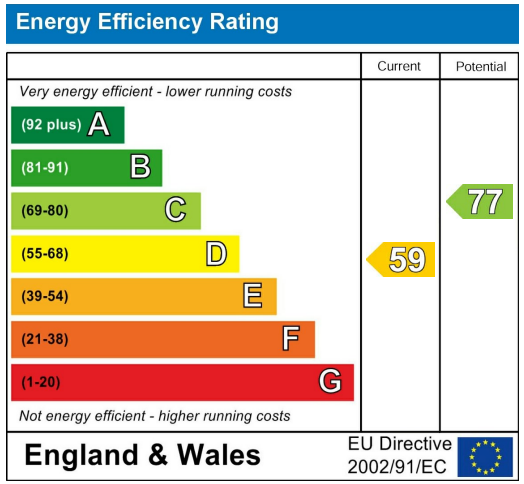






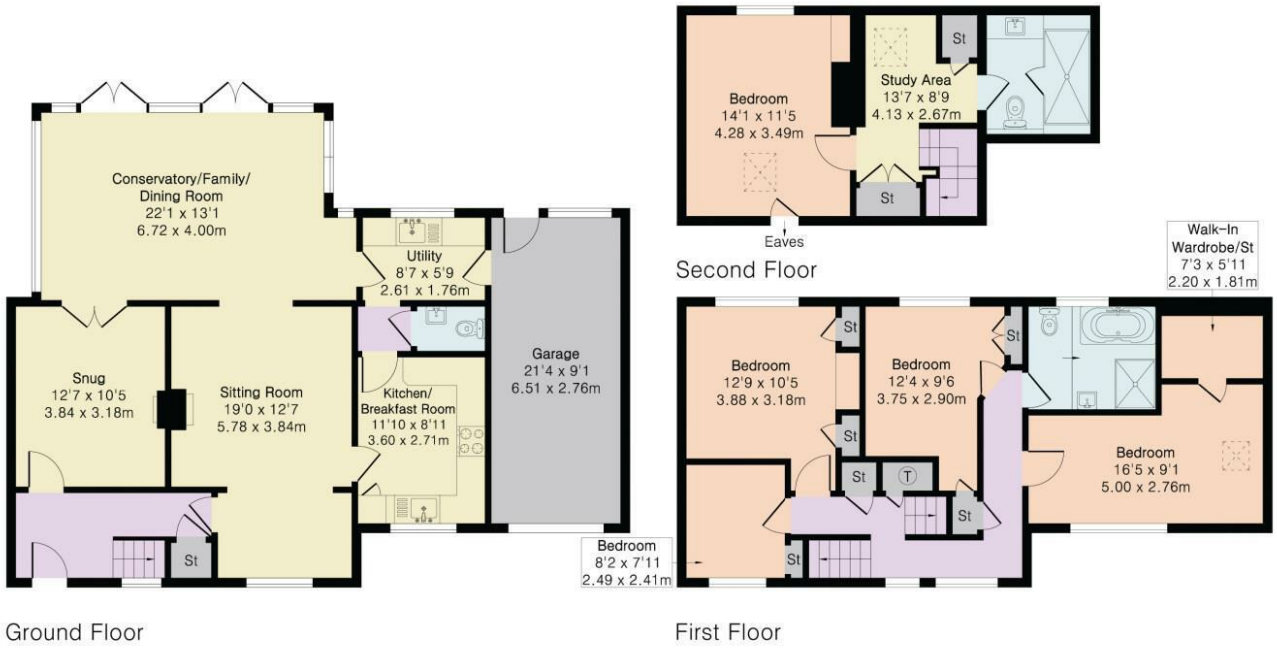






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Approximate Gross Internal Area 2179 sq ft - 203 sq m
(Including Garage)
Ground Floor Area 1127 sq ft – 105 sq m
First Floor Area 701 sq ft – 65 sq m
Second Floor Area 351 sq ft – 33 sq m



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