



1 Flexcombe Farm Cottages, Flexcombe, Liss

A charming end of terrace cottage situated in a delightful position



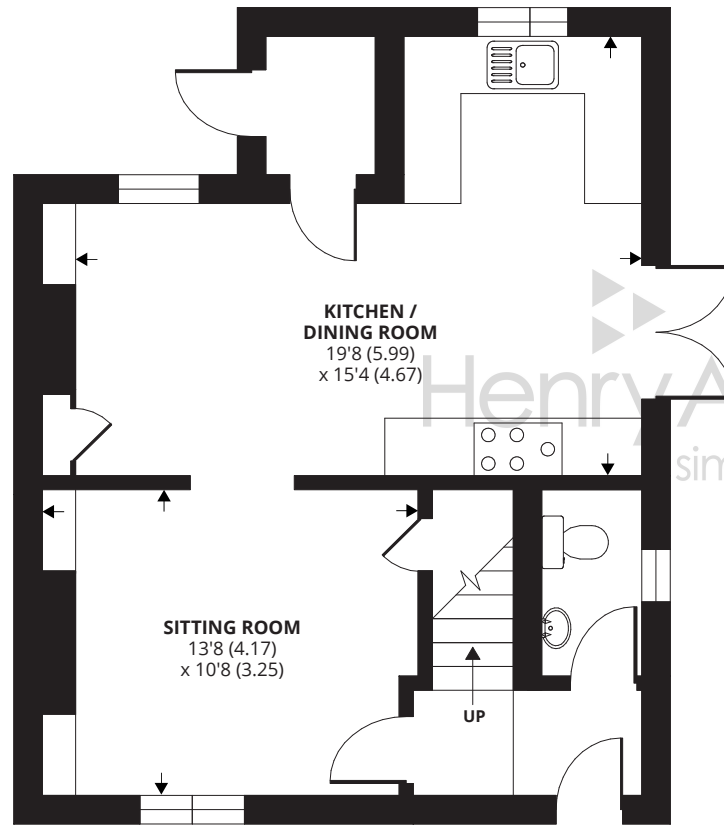
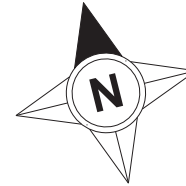
- ▶ Well presented throughout
- ▶ Character features
- ▶ Planning permission granted (SDNP/19/01362)
- ▶ Rural location
- ▶ Attractive rear garden
- ▶ Well-proportioned accommodation

1 Flexcombe Farm Cottage is a charming end of terrace former farm cottage that has been extensively renovated throughout by our clients but still holds planning permission for a further two storey extension with SDNP. The cottage is positioned in an idyllic location with wonderful rural views to the front and rear but with easy access to the A3 both North and Southbound for commuting.

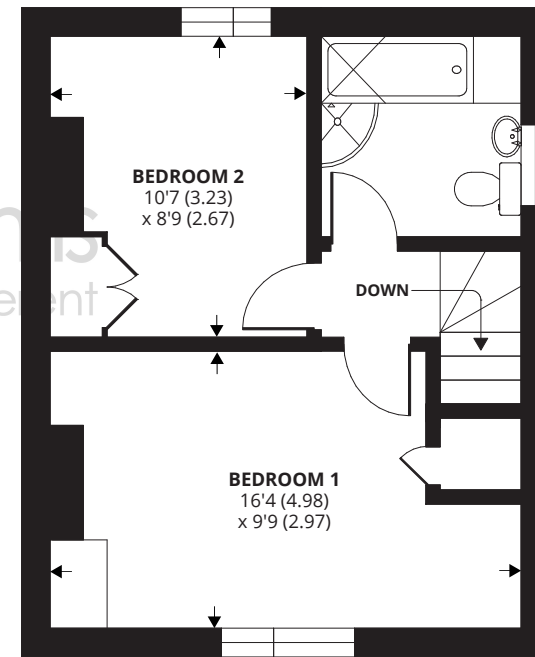
The accommodation has a welcoming feel upon entering and the ground floor comprises of an entrance porch, cosy living room, open-plan kitchen/dining room with a newly fitted log burner and a cloakroom. Upstairs there are two double bedrooms with the main bedroom at the front overlooking the field across the lane and a bathroom with both bath and shower. Outside there is a fantastic garden to the side of the house which is mainly lawn with attractive views across the fields behind. There is also a storage shed which could be further converted in to a small office STPP. There is off road parking in a lay-by.



APPROX. GROSS INTERNAL FLOOR AREA 851 SQ FT 79.6 SQ METRES



GROUND FLOOR



FIRST FLOOR

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

The property is located in a highly convenient position between Liss village and Petersfield town. Liss village has a range of shops for day to day needs and a railway station on the Portsmouth to London Waterloo line. There are further, more comprehensive facilities at Petersfield including shopping, sporting and leisure facilities together with a main line station from which, trains to the capital take just over an hour.

Directions

From Petersfield take the A3 northbound and come off the A3 at the next junction signposted to Liss. Then bear right onto Flexcombe, follow the road for approximately 1/2 a mile where the property will be found on the right hand side of the road.

