

Station Road, Liss

Price Guide £495,000

Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Station Road, Liss

Situated in the heart of the village of Liss, this immaculately presented three-bedroom home offers a rare combination of stylish residential accommodation and commercial potential, with part residential and part Class E commercial use.

To the front of the property is the office space, currently vacant, with two private entrances and excellent visibility and footfall. The current owners are temporarily utilising this area as additional living accommodation, offering flexibility for a range of uses.

The residential accommodation is accessed via a side passageway and gate leading to the attractive rear courtyard garden. Paved for ease of maintenance, the garden features raised flower beds and two useful log stores. Bi-fold glazed doors open into the beautifully presented sitting room, where natural light floods through a generous roof lantern. A feature fireplace with log-burning stove creates a warm and inviting focal point.

Open plan to the sitting room is the quality fitted kitchen, equipped with a recessed range-style cooker, American-style fridge/freezer, integrated dishwasher and butler-style sink. A rear window and two roof lights provide further natural light.

Upstairs, the principal bedroom benefits from a dressing area and stylish en-suite shower room. Two further double bedrooms are served by a contemporary family bathroom.

With village amenities immediately on the doorstep, this exceptional property provides an exciting opportunity for those seeking a versatile home with the added benefit of commercial space, ideal for a home-based business or independent office.









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.

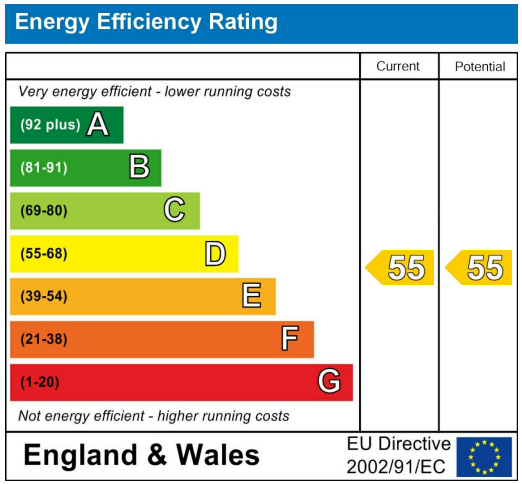
Local authority
East Hampshire District Council

Tenure
Freehold

Additional Information
Post Code - GU33 7DT
EPC (Residential) - D
EPC (Commercial) - C
Tax Band - B

Agent Note
Please contact agent for information on the commercial EPC

Residential EPC below:















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Approximate Gross Internal Area 1694 sq ft - 158 sq m

Ground Floor Area 996 sq ft – 93 sq m

First Floor Area 698 sq ft – 65 sq m



Ground Floor First Floor

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