



The Ridings, Liss

**Offers Over £750,000**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS

# The Ridings, Liss

A spacious detached family home with attached annex, occupying an enviable position on the edge of the village within a highly sought-after cul-de-sac. Offering generous and versatile accommodation extending to approximately 1,897 sq. ft., this excellent home is ideal for modern family living, multi-generational occupation, or those seeking additional guest accommodation.

The property is entered via a welcoming central hallway which provides access to the principal ground floor rooms. The impressive dual-aspect living room is filled with natural light and features a charming bow bay window to the front together with patio doors opening onto the rear garden and sun terrace. The fitted kitchen provides ample storage and workspace and incorporates a dining area, creating an ideal social and family space. In addition, the ground floor benefits from a useful utility room and cloakroom.

To the first floor are four well-proportioned bedrooms, all served by a family bathroom, providing comfortable accommodation for a growing family.

A particular feature of the property is the attached self-contained annex, offering excellent flexibility. The annex comprises a living room, kitchen, shower room and bedroom, making it ideal for dependent relatives, guests, or potential home office use.

Outside, the property is approached via a driveway providing parking for several vehicles, complemented by areas of lawn to the front. Side access leads to the enclosed rear garden, which is predominantly laid to lawn and enjoys a wide sun terrace extending across the rear of the property — perfect for outdoor entertaining and family enjoyment. Mature trees along the side and rear boundaries provide a pleasant degree of privacy and seclusion.

Viewing is strongly recommended to fully appreciate the space, flexibility, and superb setting this impressive family 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

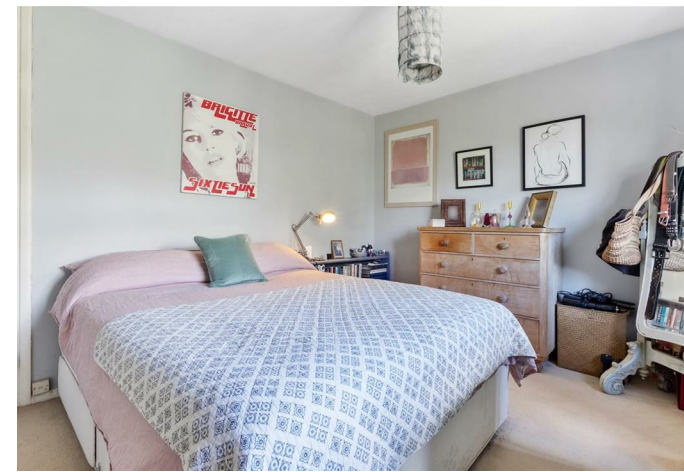
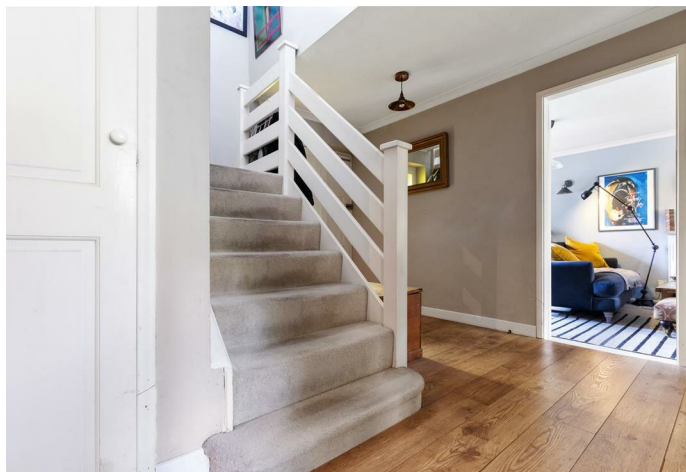
East Hampshire District Council  
Penns Place, Petersfield  
Hampshire, GU31 4EX  
01730 266551

## Tenure

Freehold  
House EPC - C / Annexe EPC - C  
House Tax Band - F / Annexe Tax Band - A

## Additional Information

All main services

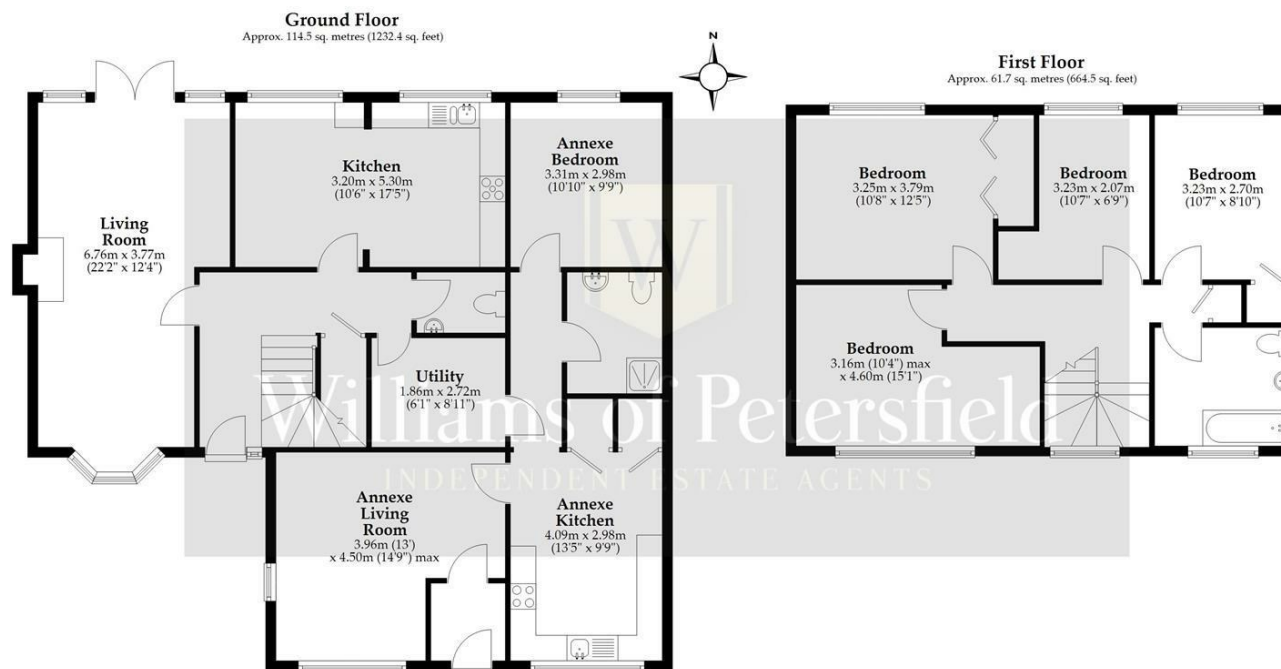


## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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Total area: approx. 176.2 sq. metres (1897.0 sq. feet)

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## Williams of Petersfield

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