

Jacobs & Hunt

12 RIVERSIDE CLOSE, LISS, GU33 7AE
OFFERS IN EXCESS OF £475,000





Significantly extended and upgraded throughout, this outstanding home delivers a superb quality of living that must be seen to be fully appreciated. The result of careful and considered investment, the property has been transformed into a wonderfully spacious and versatile family home, whilst retaining all the practical benefits that single-storey living has to offer.

The showpiece of the property is undoubtedly the open-plan kitchen, dining and living space - a beautifully designed area flooded with natural light from a striking lantern rooflight, with French doors opening directly onto the rear garden. This is a space that works equally well for relaxed family life as it does for entertaining, and the seamless flow between kitchen and living areas gives the home a real sense of occasion.

The quality kitchen features cream shaker cabinetry, integrated appliances including a Neff double oven, and a stylish breakfast bar perfect for informal dining. Elegant herringbone oak flooring flows throughout the extended areas, giving the home a cohesive, high-end feel from the moment you step inside.



Three well-proportioned bedrooms provide excellent flexibility, whether for family accommodation, visiting guests or a dedicated home office. The shower room is well presented and practical. The garage and separate workshop will appeal to those requiring additional storage or a hobby space, whilst the generous private driveway provides excellent off-road parking for multiple vehicles.

To the rear, the private garden is a real asset - a generous, well-established space enjoying good seclusion, with a neat

lawn, mature trees, attractive planted borders and a useful garden shed. Whether you're looking to relax, entertain or simply enjoy the outdoors, it delivers on all fronts.

Liss is a thriving and well-connected village offering a strong range of everyday amenities including shops, pubs and schooling. The mainline station provides direct services to London Waterloo, making this an equally attractive proposition for commuters. For those who love the outdoors, the South Downs National Park is virtually on the doorstep, offering outstanding walking and cycling on your doorstep.

A high quality, move-in ready home in a great location - early viewing is strongly recommended.

Gas central heating

All mains services

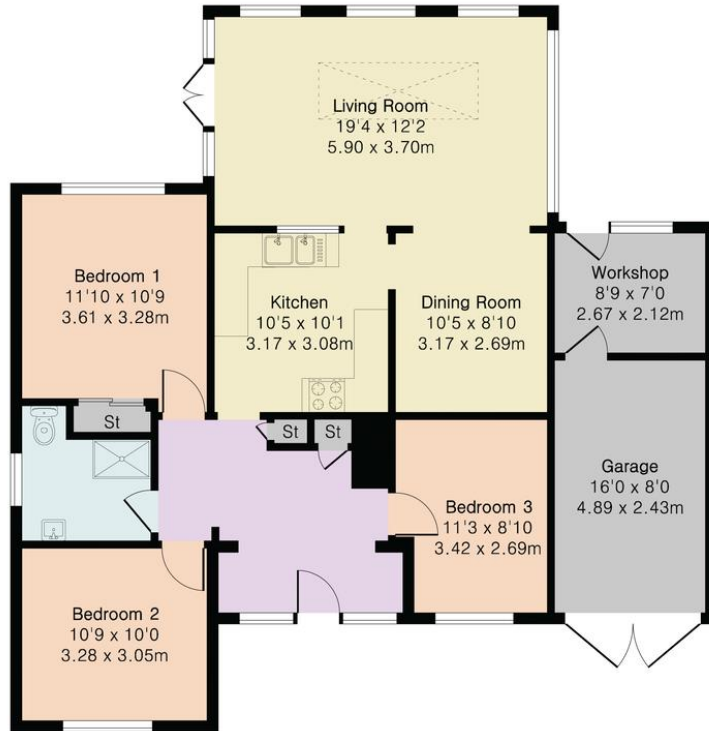
Double glazed throughout

Council tax band D - £2232 per annum



**Approximate Gross Internal Area 1009 sq ft - 94 sq m
(Excluding Garage)**

Garage Area 205 sq ft – 19 sq m



Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

