





An outstanding detached four bedroom family home, built just 5 years ago by the current owners to an incredible, bespoke standard, which offers the most elegant landscaped grounds with a luxurious outside dining and entertainment area. Detached double garage with electric door with staircase leading to a first floor games room/Living accommodation. The garage also has planning permission for extending to the side and dormer windows to the roof.

Situated in Liss Forest, Hampshire, a short level walk away from Liss Mainline Railway Station with direct links to London Waterloo. On your doorstep, in the heart of the South Downs National Park, is an abundance of open countryside for dog walking and exploring. We highly recommend a viewing to appreciate this graceful and stylish home.

Internal accommodation comprises;

Front door leading to spacious oak floored hallway, stairs to first floor, WC with ornate Moroccan ceramic hand basin.

Sitting room to the rear, with double aspect, bi-folding doors leading to rear terrace. Wood burning stove. Built-in floor storage cupboards. Oak flooring.

Family Room/Study with oak flooring and built in cupboards with display shelving, built-in desk.

Kitchen/Dining Room which is the absolute hub of the house. Full width set of bi-fold doors opening onto the rear terrace. Kitchen supplied in stunning blue and comprising wall and floor units with large peninsula unit incorporating a



large breakfast bar, white quartz worktops. Integrated appliances including twin Miele electric fan ovens, Miele warming drawer, AEG induction hob with gas burner, Miele extractor hood, Miele dishwasher, full size fridge and separate full size freezer. Miele Wine fridge, AEG built in Microwave, Quooker tap giving instant boiling water. Built in larder and open display shelving. Ceramic tiled floor.

Utility room with ceramic tiled floor, built in base and wall units with sink, space for washing machine and tumble drier.

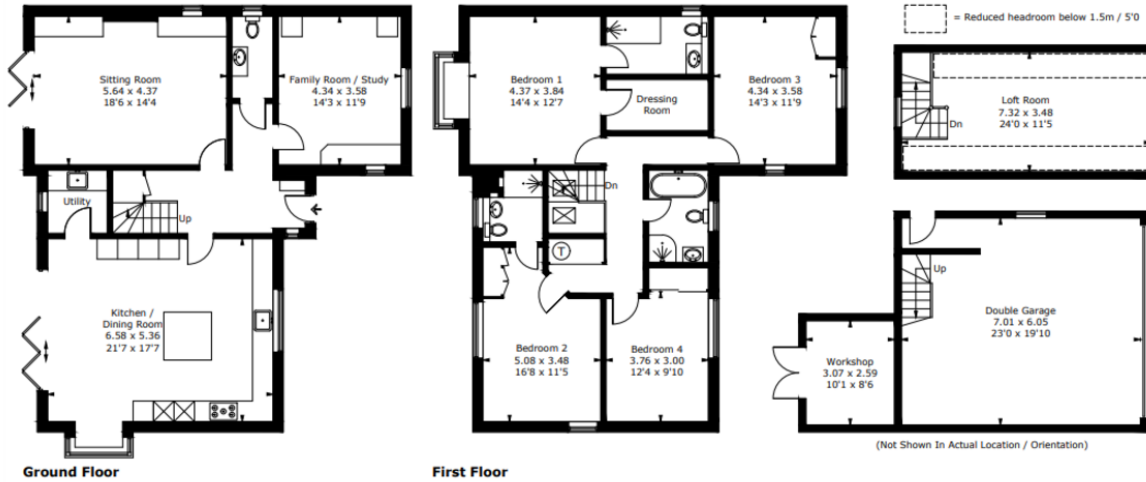
The first floor landing is bright and spacious with glass panelled stairs with a wonderfully designed skylight bringing in a huge amount of natural light. Large airing cupboard with pressurised hot water tank.

Principal Suite overlooking the rear garden with a walk in wardrobe offering shelving and cupboards for clothes and shoe storage. En-suite shower room with walk-in shower, counter top wash hand basin on a quartz topped vanity unit



## Mint Road, GU33

Approximate Gross Internal Area = 196.3 sq m / 2113 sq ft  
 Outbuildings = 75.8 sq m / 816 sq ft  
 Total = 272.1 sq m / 2929 sq ft



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 92 A      |
| 81-91 | B             | 86 B    |           |
| 69-80 | C             |         |           |
| 55-68 | 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



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