



Moss Cottage, 7 Western Road, Liss  
Guide Price: £550,000

Chapplins of Liss  
Independent Estate Agents

Moss Cottage  
7 Western Road  
Liss  
Hampshire  
GU33 7AG

An exciting opportunity to acquire a detached four bedroom home situated in a highly convenient central village location with scope to refurbish and modernise throughout. Offered to the market with no onward chain.

**DESCRIPTION:** Originally a bequest to The Lyss Nursing Association in 1928 by William Miles Moss, the property has had many uses over the years and is now brought to the market with the ability to once again have it as private residence. The accommodation comprises a covered porch with front door into the entrance hall. There are stairs to the first floor and doors to the sitting room, family room, downstairs shower room and kitchen/breakfast room.



The sitting room is front aspect and has a box bay window, whilst the family room overlooks the rear garden. The kitchen/breakfast room is also rear aspect and is fitted with a range of floor and wall-mounted cupboards and drawers. There is space for a dining table and chairs and also a further lobby area which then leads out to the rear garden.

Upstairs there are four bedrooms and a bathroom. Outside there are front and rear gardens, which a detached single garage positioned at the far end of the rear garden, with vehicular access via a shared track that runs alongside the property boundary.

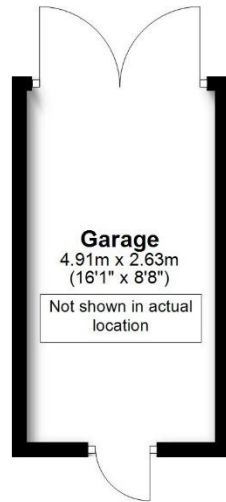
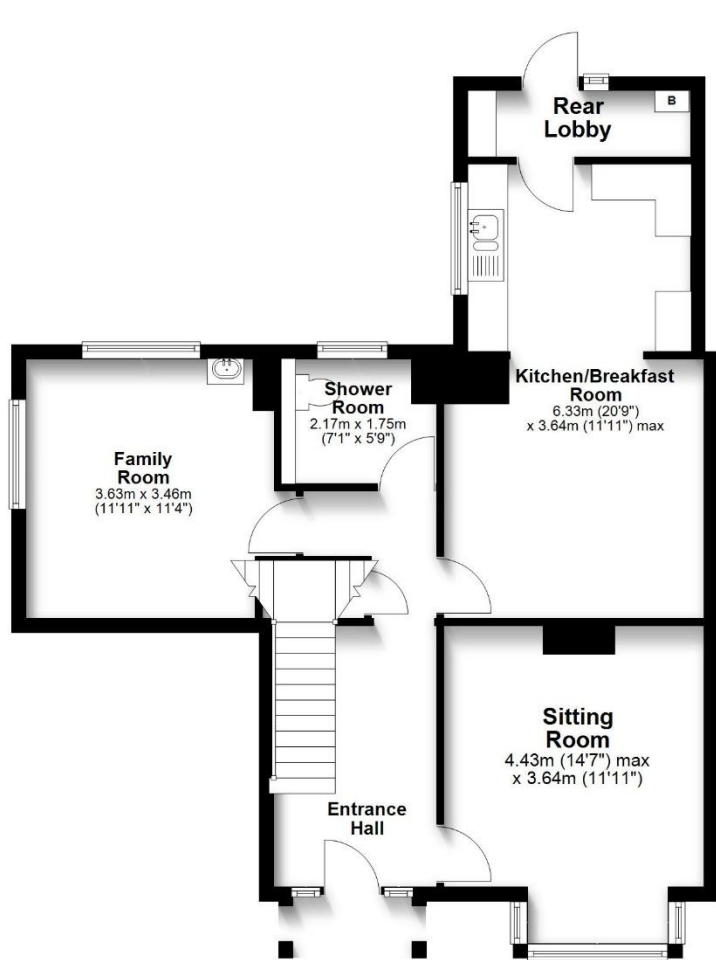
The property would benefit from refurbishment throughout and has great potential.

**LOCATION:** Situated in a convenient central village location, in this sought after no through road, within a comfortable walk of the station, village shops and infant and junior school. Located in the South Downs National Park, Liss provides shops for all day-to-day needs, a mainline station with direct trains to London Waterloo, primary schools and is in the catchment area for the highly regarded secondary schools of Bohunt in Liphook and TPS in Petersfield. There is a host of well-regarded private schools in the area too. Liss Triangle, the local community centre, a wonderful former village school, provides the location for numerous clubs and societies, and First Steps pre-school. There are also fitness classes, a coffee shop and cinema events. The village also has a modern sports pavilion which serves as the home to 1st Liss Scouts as well as other clubs and societies. The A3 bypasses the village, and provides easy access to the south coast and the M25 towards London. The Hindhead tunnel has enhanced the attraction of this sought after location, potentially attracting people wishing to move out from the traditional commuter belt and suburbs, but still being able to return to the larger cities for work. The nearby towns of Petersfield, Alton, Farnham, Haslemere and Guildford are all easily accessible, as are the cities of Chichester, Portsmouth and Winchester.

**ADDITIONAL INFORMATION:** The property is a detached freehold house of traditional brick build, connected to all mains services. There is double glazing and gas central heating, and the EPC Rating is Band D. The local authority is East Hampshire District Council and the council tax band is E. For further information such as estimated broadband speeds and mobile phone coverage, please see the property information link within the online listing.



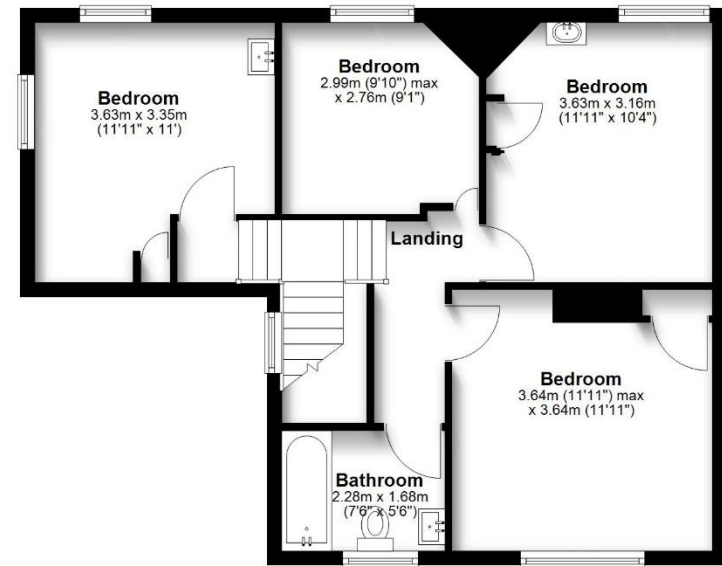
**Ground Floor**  
Approx. 71.4 sq. metres (768.9 sq. feet)  
(excluding Garage)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

**First Floor**

Approx. 58.9 sq. metres (634.0 sq. feet)



Total area: approx. 130.3 sq. metres (1403.0 sq. feet)

This Floor Plan is not to scale and is designed to give an indication of the general layout and flow of accommodation. Purchasers must not rely on this plan as a basis for ordering carpets, furniture or any other fittings.

**THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Whilst we as estate agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A buyer is advised to obtain verification from their Solicitors and /or Surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.