



1 Portland Square

HILL BROW ROAD | LISS | HAMPSHIRE | GU33 7LD

Wilson | Hill

Master Bedroom with adjoining Dressing Room/Study | 2 Further Bedrooms | Bathroom | Separate WC | Sitting Room | Dining Room | Snug | Kitchen | Gardens | Shed | Parking.
Mileages: Liss 0.1 miles, Petersfield 4.5miles, Guildford 23 miles, Liphook 6.1 miles, London 54 miles.



| Location

The house is in a quiet cul de sac close to the heart of the village. Liss has a selection of shops, 2 doctor's surgeries and a main line station with train services to London Waterloo. The larger centre of Petersfield is 4.5 miles and has a comprehensive range of shopping, sporting and leisure facilities and an alternative main line station. The area is renowned for its excellent educational facilities with a popular primary school in the village, Bohunt at Liphook in the state sector and then Highfield, Churcher's College and Bedales to name but a few in the private sector. Liss lies in the heart of the South Downs National Park and in the area there are extensive footpaths and bridleways providing excellent scope for both riding and walking.



| The Property

1 Portland Square is a beautifully presented end of terrace double fronted Victorian cottage, extended in the 1980's. Internally there is a master bedroom with adjacent dressing room/study, two further bedrooms and family bathroom with separate WC on the first

floor, whilst on the ground floor there is a sitting room with an open hearth, snug and dining room with a wood burning stove as well as kitchen opening onto a private garden terrace. The whole house has a lovely bright feel, one to be viewed to be truly appreciated.



Outside

A private road leads up to a parking space to the front of the house with a gate then leading to the main garden which is mainly laid to lawn with attractive herbaceous borders and mature trees and shrubs. Directly next to the house there is a terrace, a path then leads round to the rear of the house where there is a further private terrace and garden store.





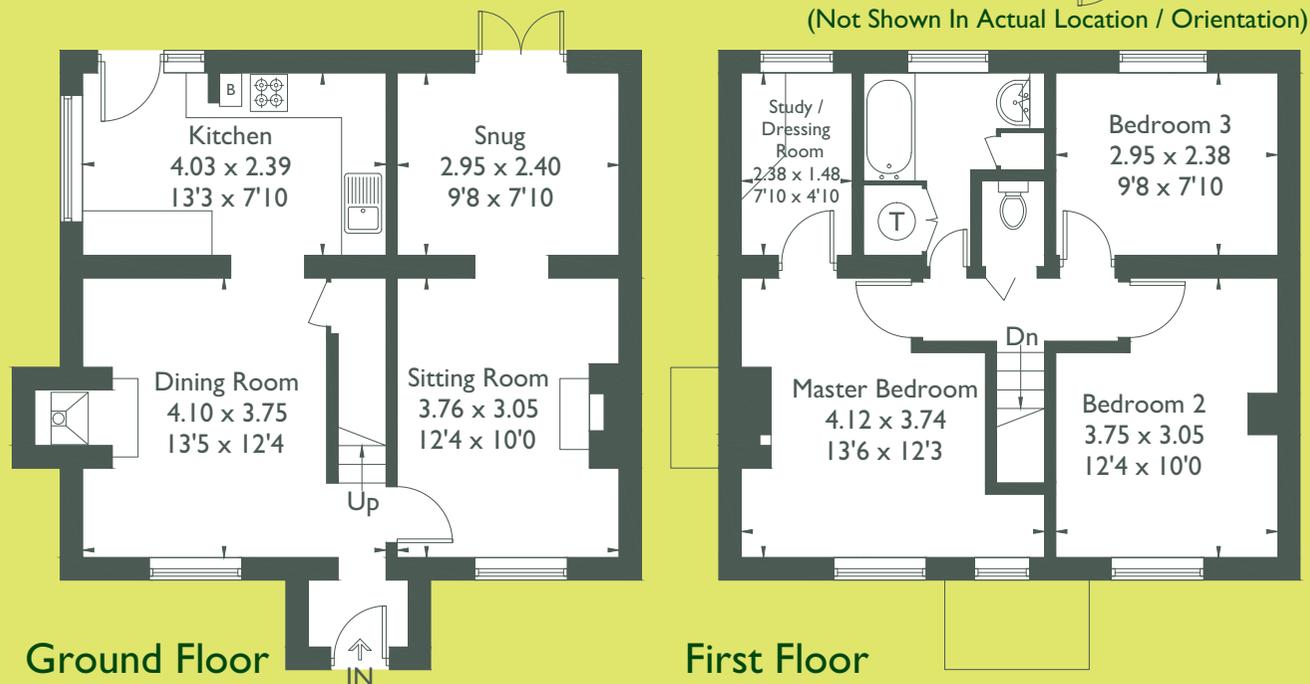
Approximate Gross Internal Area = 96.3 sq m / 1037 sq ft
Garden Store = 3.6 sq m / 39 sq ft
Total = 99.9 sq m / 1076 sq ft

Directions to GU33 7LD

Follow the A3 south from Liphook and after a few miles you come to the Ham Barn roundabout. Here take the first exit signed to Liss and follow this road along for about 0.7 miles and turn left into Station Road. Go along this road into the village centre, over the level crossing and up to the mini roundabout and here take the second exit, go past Tesco Express and after about 100 yards turn right into the village car park. Having parked go back to the road, cross over and head back towards Tesco Express and after about 15 yards turn right into a lane marked Portland Square. Proceed along the private road and you will see a row of terraced houses on the right. Number 1 will be found on the right hand side at the end of the lane.



Viewing strictly by appointment



FLOORPLANZ © 2017 0203 9056099 Ref: 185127

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Services: All mains services are provided, gas fired boiler providing hot water and central heating via radiators.

Local Authority: East Hampshire District Council,
www.easthants.gov.uk, 01730 266551

Council Tax: Band D. **EPC:** E52.

Wilson Hill have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Maps and plans shown as a guide only.

Details and photographs dated April 2017