



2 Church Street

WEST LISS | HAMPSHIRE | GU33 6JX

Wilson | Hill

3 Bedrooms | Shower Room | Bathroom | Hall | Sitting Room | Dining Room | Kitchen | Cellar | Garden Shed | Summerhouse | Greenhouse | Workshop | Attractive Cottage Garden
Garage and Parking | Carport

Mileages: Liss Village Centre 0.9 miles, Liphook 5.3 miles, Petersfield 5.5 miles, Guildford 22 miles, London 53 miles



| The Property

2 Church Street is a lovely period cottage dating we believe from the 18th Century in the heart of the highly regarded hamlet of West Liss. The cottage has a lovely feel and of particular note is the good sized sitting room with Inglenook fireplace, and numerous period

features throughout the house. The property has potential for extending if required. For those looking for a classic period cottage, in an attractive village setting an early appointment to view is strongly recommend.

| Location

The cottage is set back from the lane leading up to the lovely old St Peter's Church. The nearest main facilities are 0.9 miles away in Liss with a selection of shops, two doctor's surgeries and mainline station with train services to London Waterloo. The larger centre of Petersfield is 5.5 miles away and has a comprehensive range of shopping, sporting and leisure facilities and an alternative mainline station. The area is renowned for its excellent education facilities with a popular village school in Liss and Bohunt at Liphook in the state sector and then Highfield, Churchers College and Bedales to name but a few in the private sector. The house is located in the South Downs National Park and in the area there are extensive footpaths and bridleways providing excellent scope for both riding and walking.





| Outside

The garden lies to the rear of the cottage. There is a good sized terrace, with then steps and a path leading to the remainder of the garden, with open areas of lawn, a pond and a summerhouse whilst to the rear there is the greenhouse, workshop, garaging and carport.



Directions to GU33 6JX

Following the A3 south from Liphook after a few miles you come to the Ham Barn roundabout. Here take the first exit on the left signed to Liss. Follow the road along for 0.4 miles where you will see a turning on the right marked St Peters Church. Turn in here and the house is the first you come to on the right, but we suggest you follow the lane along and round to the left where you will find a parking area by the church. Having parked, walk back down the lane to the house where we will meet you.

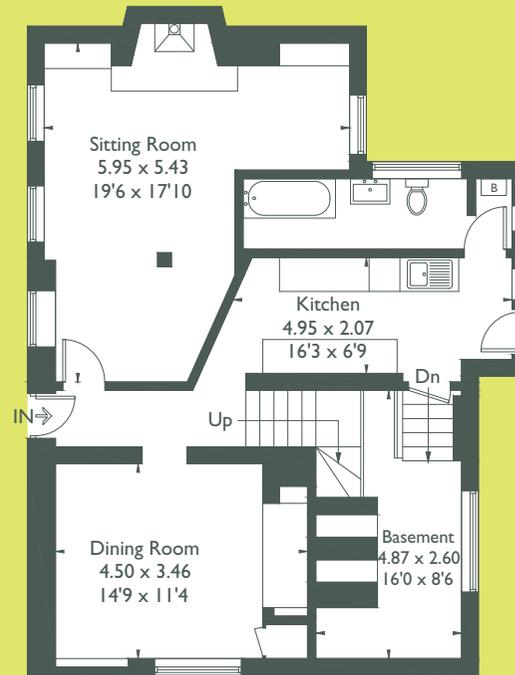


Services: Mains water All mains services are provided, gas fired boiler providing hot water and heating via radiators.

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

Council Tax: Band F. **EPC:** D60.

Approximate Gross Internal Area = 133.6 sq m / 1438 sq ft
 Garage = 13.2 sq m / 142 sq ft
 Workshop = 7.8 sq m / 83 sq ft
 Total = 154.6 sq m / 1663 sq ft

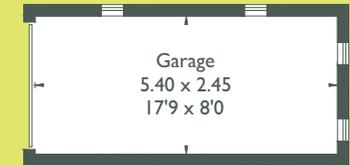


Ground Floor

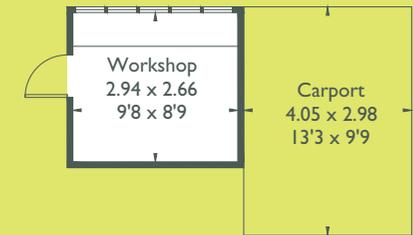


First Floor

 = Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)



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FLOORPLANZ © 2017 0203 9056099 Ref: 201453

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.

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 December 2017 and client photographs from summer 2017.

Viewing strictly by appointment