



Montrose

6 ST MARY'S ROAD | LISS | HAMPSHIRE | GU33 7AH

Wilson | Hill

Master Bedroom | 2 Further Bedrooms | Family Bathroom | Shower Room | Entrance Hall | Sitting room opening to Dining Room | Kitchen/Breakfast Room | Utility Room | Cloakroom
Garden Room with Store behind | Gardens

Mileages: Liss 0.1 miles, Petersfield 4.5miles, Guildford 23 miles, Liphook 6.1 miles, London 54 miles.



| The Property

6 St Mary's Road is a beautifully presented late Victorian semi-detached house in a quiet setting on the edge of the village, but with easy access to the station and all the facilities. The house has a lovely spacious bright feeling and has numerous period

features with a nice contemporary twist and of particular note is the garden room which is located at the bottom of the garden with then a further large store behind. This property is a real gem and an early appointment to view is strongly recommended.

| Location

The house is in a quiet no through road 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.





| Outside

To the front of the house there is paved front garden and an attractive tiled path leading to the front door. A path leads down the side of the house with further paved areas around to the main garden with a large terrace by the kitchen, and beyond that an area of lawn, herbaceous borders and then a further area of terracing by the garden room. A path then leads to the garden store at the rear.





Approximate Gross Internal Area = 134.2 sq m / 1444 sq ft
 Garden Store / Summer House = 30.8 sq m / 331 sq ft
 Total = 165.0 sq m / 1775 sq ft

Directions to GU33 7AH

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 0.8 miles and turn left into Station Road. Continue along for about 0.3 miles and turn left into St Mary's Road and Montrose will be found a few yards down the road on the right hand side.



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 E. **EPC:** D64.

Viewing strictly by appointment



Second Floor



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

FLOORPLANZ © 2018 0203 9056099 Ref: 212860

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 June 2018.