



106 Station Road

LISS | HAMPSHIRE | GU33 7AQ

Wilson | Hill

Master Bedroom | 3 Further Bedrooms | Family Bathroom | Shower Room | Entrance Hall | Sitting Room | Dining Room | Breakfast Room | Kitchen | Playroom/Study | Utility Room
Garden | Garden Shed | Off Street Parking

Mileages: Liss 0.2 mile, Petersfield 5 miles, Liphook 6.1 miles, Guildford 23 miles, London 54 miles. Station at Liss 0.2 miles, A3 1.3 miles.



| The Property

106 Station Road is a well presented late Victorian semi-detached family house in a convenient village position within easy access to the station and all local facilities. Through the porch the front door opens into the welcoming hall and two doors open into the spacious sitting room and dining room. The sitting room has a with large bay window, original fireplace with woodburner, wood flooring, fabulous high ceilings and from the dining room double doors lead out into the garden. Also from the hall you enter the breakfast room and kitchen which is practically arranged with wooden cupboards and worktops and includes an Esse range. Downstairs there is also a good sized utility room, a shower room and useful playroom/study. The main bedroom upstairs is spectacular being light and airy thanks to the bay window but also has retained character with the original Victorian fireplace. There are also three further bedrooms and a good family bathroom as well as access to a large spacious loft.





| Location

The house is located on Station Road with easy access into Liss and its selection of shops, two doctor's surgeries and a main line station with train services to London Waterloo. The larger centre of Petersfield is about 5 miles away with a comprehensive range of shopping, sporting and leisure facilities and also a 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 with extensive footpaths and bridleways providing excellent scope for many outdoor pursuits.

| Outside

The garden is mainly to the rear with a patio and seating area sheltered under a pergola. An area of lawn leads to a suntrap terrace at the rear of the garden and there are double gates which open onto

a private gravelled parking area. There is also an attractive front garden with side access to the back of the house.



Directions to GU33 7AQ

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 and look out for number 106.



Services: All mains services. Gas fired heating.

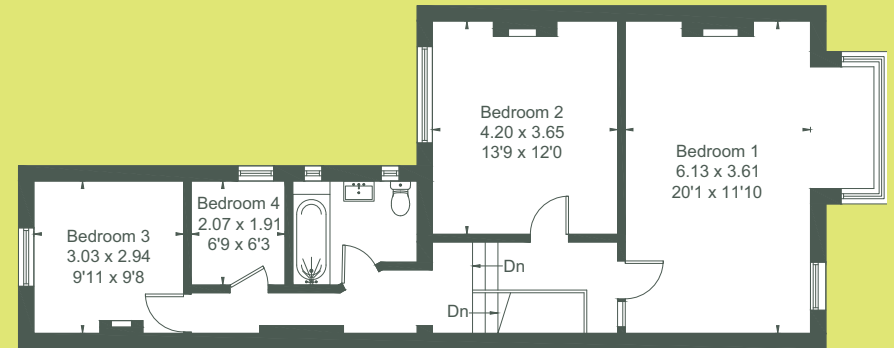
Local Authority: East Hampshire District Council,
www.easthants.gov.uk, 01730 266551

Council Tax: Band F

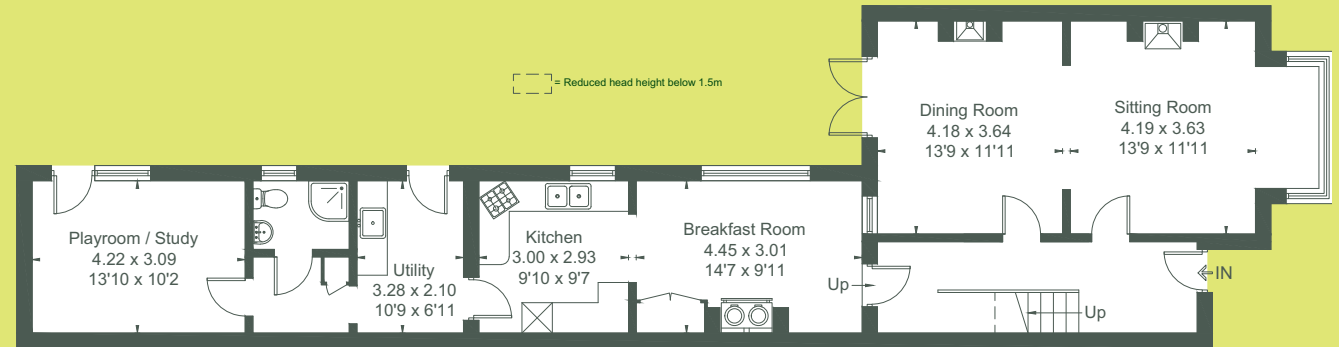
EPC: D60

Viewing strictly by appointment.

Approximate Area = 170 sq m / 1830 sq ft
Including Limited Use Area (0.6 sq m / 6 sq ft)



First Floor



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 287613

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 October 2021.

