



Farther Common Lane, Hill Brow, Liss, Hampshire, GU33

Guide Price: £950,000 Freehold

A four bedroom detached contemporary house situated in a tranquil and private setting.

Main bedroom with en suite shower room, three further bedrooms, family bathroom, drawing room, dining room, study, kitchen/breakfast room, utility room, gardens and grounds of approximately 0.6 acre and a driveway with parking for several vehicles.

EPC Rating: "C" (73).

Winkworth

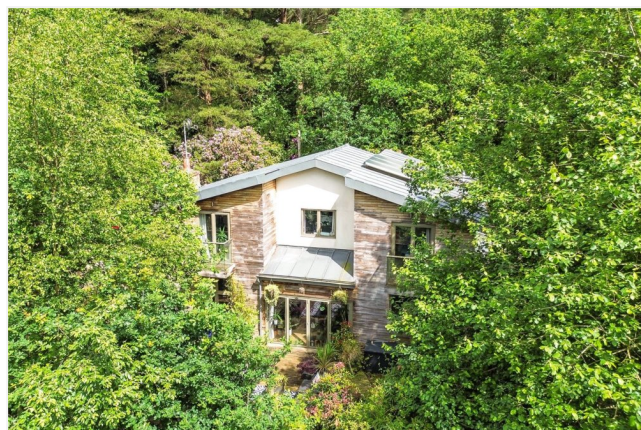
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DESCRIPTION

An excellent opportunity to purchase this contemporary detached house built to a very high specification. The features of this home include a solar water heating system, underfloor heating throughout the ground floor, wood burning stove in the drawing room with English oak flooring, handmade kitchen with American black walnut work surfaces, Fired Earth flooring in the kitchen and family bathroom, a zinc roof, sweet chestnut external cladding and Velvac Scandinavian double glazed windows throughout. The light and airy accommodation is due to the amount of glass throughout the property allowing sunlight to flood in and the high ceilings. Other features include balconies to the principal bedrooms with views over your own woodland. Outside there is a driveway that provides parking for several vehicles, a decked area with a wooden ballustrade overlooking the mostly wooded grounds that amount to approximately 0.6 acre.



LOCATION

Situated in Hill Brow the house sits on the fringe of Farther Common where there are excellent walks to be found. The nearby village of Liss provides for all day to day needs and has a railway station. The market town of Petersfield lies approximately 3 miles to the South. Petersfield is situated in the heart of the South Downs National Park and offers a variety of amenities in a bustling town centre. Shops include Tesco, Waitrose, M&S Food, and there are numerous boutiques, cafes and further shops. The station provides a service to London Waterloo to the north (in approximately an hour) and Portsmouth to the South. The tunnel at Hindhead now provides congestion free travel North along the A3 to Guildford and London. The town has many active clubs and societies with golf available at Petersfield, Liphook and Midhurst, horse and motor racing at Goodwood, The Festival Theatre in Chichester, Polo at Cowdray Park and sailing along the South Coast. There are many excellent schools in the area including Churcher's College, Bedales, Ditcham Park, The Petersfield School (TPS), Bohunt School and Midhurst Rother College.

LOCAL AUTHORITY

East Hampshire District Council, Petersfield. Band G.

SERVICES

Oil-fired central heating, private drainage, mains electricity and water.

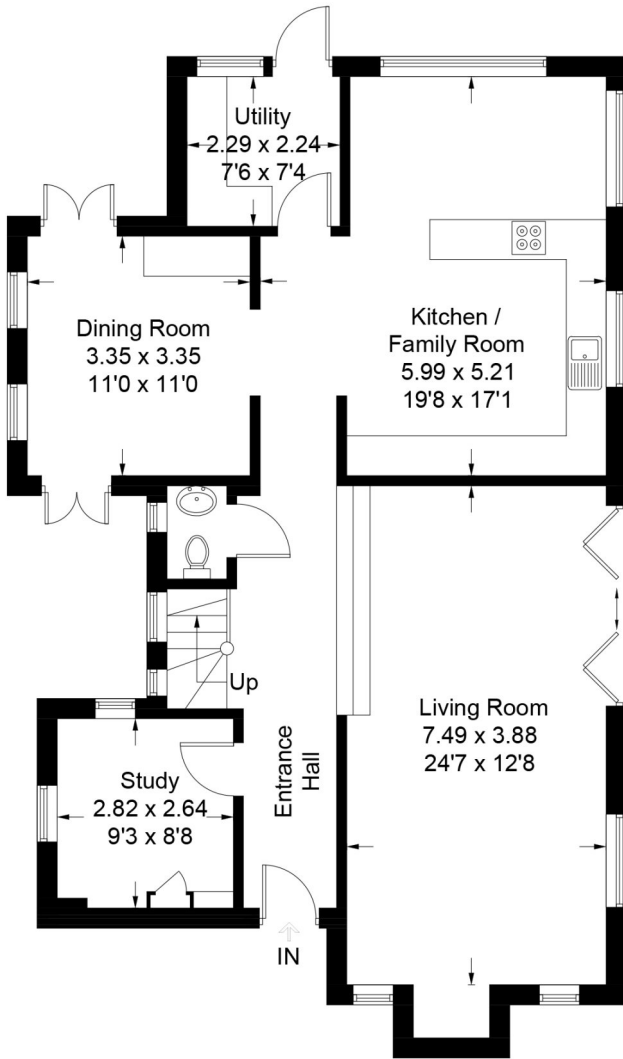
DIRECTIONS

From Petersfield head north along the old A3 (B2070) in the direction of Liss and Liphook. Pass the A272 on the right and the road will become a dual carriage way. Once this returns to a two way road you will shortly see a sign on the right indicating Farther Common on the left. Turn left into the lane and follow this round to the left. When the road splits take the right hand fork and follow this right to almost the bottom where the property will be seen on the left hand side.

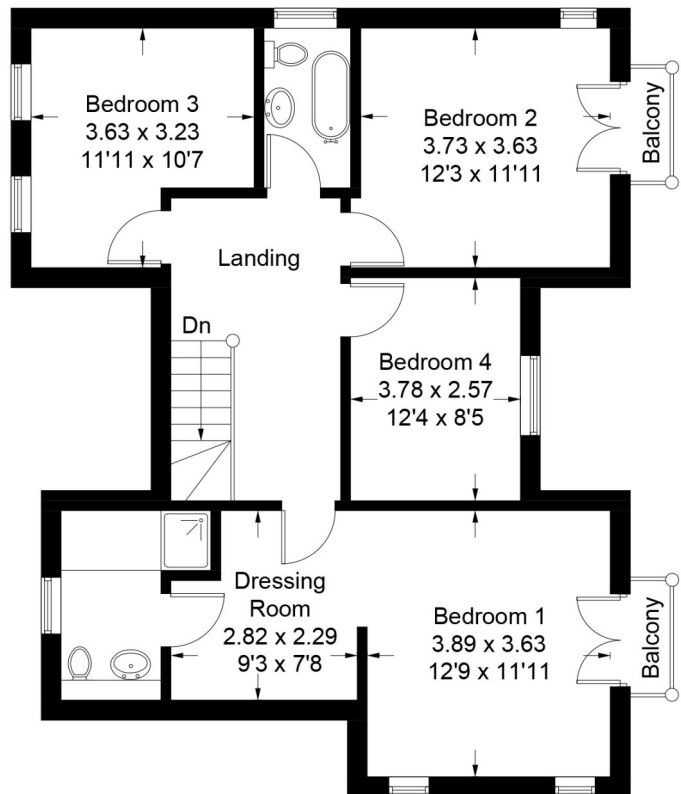


Farther Common Lane, Hill Brow, Liss

Approximate Gross Internal Area = 176.9 sq m / 1904 sq ft



Ground Floor



First Floor

PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2019.

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