



Turney Close, Liss

Offers Over £550,000



Williams of Petersfield
INDEPENDENT ESTATE AGENTS

Turney Close, Liss

Situated on the beautiful new Cala Homes development on the outskirts of Liss village, but within walking distance of the village schools & village centre, is this 3-bedroom semi-detached family home. There are excellent rail & road links to the South Coast & London (Waterloo) via Liss Stations & the A3.

Accommodation to the ground floor comprises; entrance hallway, cloakroom with fitted storage cupboards above and below the wash basin, a spacious living room with full height window creating a bright & airy space. To the rear elevation, overlooking the garden is the beautiful open plan kitchen / dining / family room with built-in appliances including the added benefit of a Bosch oven and induction hob. French doors lead out from the family area onto the south / west facing rear garden. To the first floor is the master bedroom with fitted wardrobes and En-suite shower room with double shower cubicle and two further bedrooms, both of which are serviced by the family bathroom.

The exterior offers driveway parking for two cars to the front as well as a single garage and a 'natural' front garden. To the rear there is a low maintenance south / westerly aspect garden enclosed by fencing with a gate providing side access. The current owners have improved the garden by extending the patio area for that all important outside dining / seating area to enjoy long summer evenings with friends and family. Two storage sheds and a pergola are wonderful additions. The property further benefits from a bin store to the left of the driveway.

The property was built in 2021 by Cala Homes and therefore has the majority of the 10-year NHBC warranty remaining.

This property is immaculately presented, and the current owners have added many useful 'extras' making this home both practical and beautiful. In our opinion this property occupies one of the most desirable plots on the development and viewing is highly recommended to appreciate all that is on offer.

EPC - B
Council Tax Band - E



Location - Liss

The village of Liss provides a wide range of shopping and recreational facilities, infant and junior schools, churches, doctors and dental surgeries, restaurants and pubs. The village has a mainline station on the Portsmouth – London Waterloo line and the A3 provides road access to the south coast, Guildford and the M25. Liss is set within the South Downs National Park, which provides some magnificent walking and riding country, as well as many other outdoor leisure amenities. There are theatres at Guildford and Chichester, golf at Petersfield, Liphook and Cowdray Park, as well as convenient access to the well regarded Churchers College, Highfield & Brookham and Bedales Schools.

Local authority

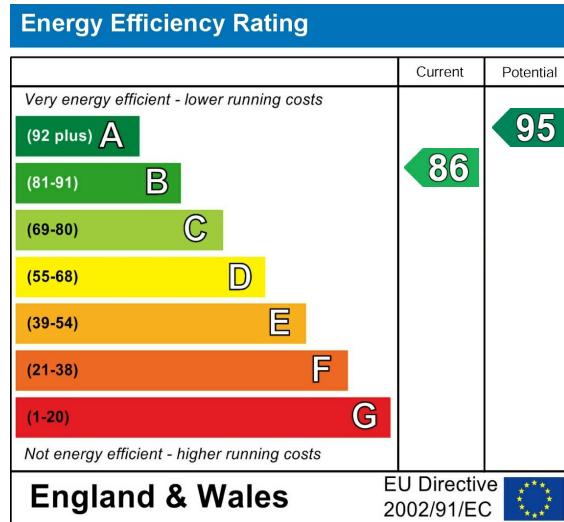
East Hampshire District Council
Penns Place, Petersfield
Hampshire, GU31 4EX
01730 266551

Additional Information

All main services

Tenure

Freehold



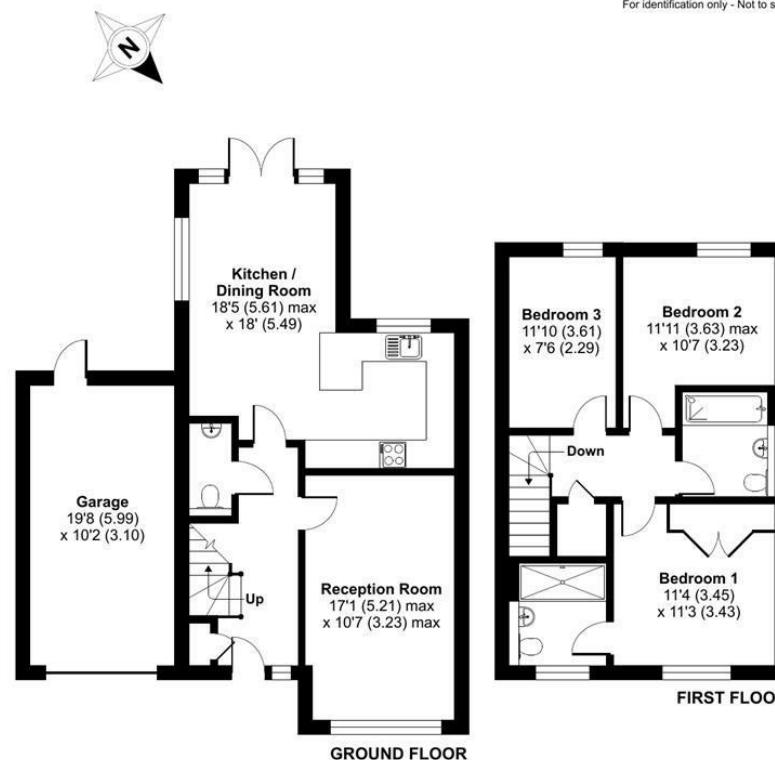
Turney Close, Liss, GU33

Approximate Area = 1117 sq ft / 103.8 sq m

Garage = 200 sq ft / 18.6 sq m

Total = 1317 sq ft / 122.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichescom 2022.
Produced for Williams of Petersfield. REF: 921457

Williams of Petersfield

6 - 8 College Street, Petersfield, Hampshire, GU31 4AD

01730 233333 sales@williamsofpetersfield.co.uk www.williamsofpetersfield.co.uk

The Property Misdescriptions Act 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based upon information supplied by the seller. The agent has not had site of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.