



2 Blacksmith Cottages

Station Road, Liss, Hampshire GU33 7AW

Liss Railway Station 0.4 Miles, Petersfield High Street – 4.1 Miles (Distances are approximate)

Homes are pleased to offer to the market the final property of only two exceptionally built homes by quality local developers Project 26. Attractive in design and exceptional in specification, this wonderful property needs to be viewed to be appreciated.

Situated within a short walk of Liss village centre and mainline railway station, the spacious internal accommodation is perfectly complimented by way of a generous rear garden. Approached via an attractive block paved driveway providing ample parking, the property has been built in a traditional style to fit in with the village Victorian heritage.





As you walk through the front door, you get an immediate feeling of space with a generous entrance hall leading to both the front aspect living room and rear aspect family kitchen / dining room. The living room enjoys a bay window and a fire place which could house a log burner if required. The kitchen is fitted in a contemporary style with wall to wall bi-fold doors. A central island doubling up as a breakfast bar oozes quality, with a gas hob and inset extractor hood over, together with ample cupboards and stone work top. The kitchen has been fitted with a comprehensive range of base and eye level units providing plenty of storage and internal courtesy lights. There are twin AEG electric ovens, an integrated dishwasher and full height larder style fridge & freezer. Adjacent to this wonderful space is a good size utility room which also affords generous storage and space for further domestic appliances. There is also a beautifully appointed cloakroom and an oversized single garage which completes the ground floor.

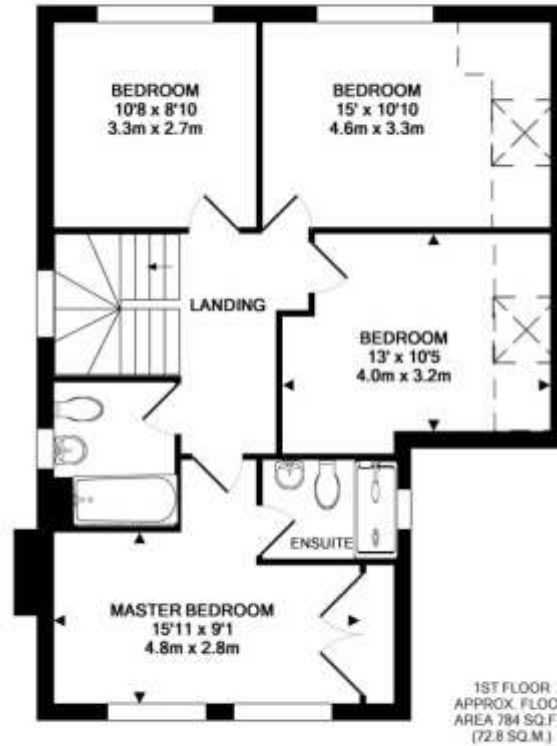
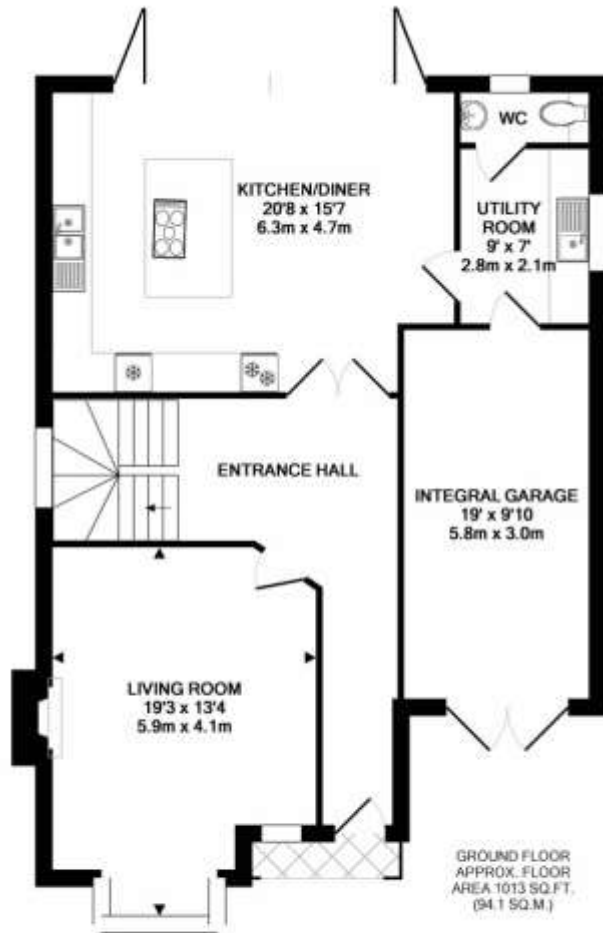
On the first floor, a great amount of care and detail went into the design to ensure that all four bedrooms were of a good size. All of the rooms are large enough to accommodate a double bed and the master bedroom has a built in double wardrobe and a stunning ensuite shower room. The family bathroom is also finished beautifully and both the ensuite and bathroom benefit from heated towel rails.

A wet fed underfloor heating system is fitted throughout the ground floor and conventional radiators serve the first floor. Internal oak doors and solid olive painted wooden windows are fitted throughout further adding to the high end appeal.

Externally, a paved patio spans the width of the property and there is rear access from either side of the property. The garden is enclosed on all sides and is mainly laid to lawn.

Ready to move in immediately, a viewing comes highly recommended, so contact Homes for more information or to arrange your appointment to view.





TOTAL APPROX. FLOOR AREA 1797 SQ.FT. (166.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2018

Energy Performance Certificate

HM Government

2 Blacksmith Cottages, Station Road, LISS, GU33 7AW

Dwelling type: Detached house
 Date of assessment: 28 March 2018
 Date of certificate: 28 March 2018

Reference number: 2200-2010-7337-5576-1854
 Type of assessment: SAP new dwelling
 Total floor area: 136 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

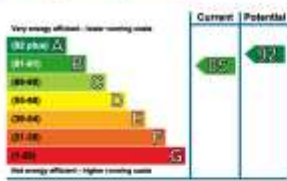
Estimated energy costs of dwelling for 3 years: £ 1,410

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 231 over 3 years	£ 231 over 3 years	Not applicable
Heating	£ 963 over 3 years	£ 903 over 3 years	
Hot Water	£ 216 over 3 years	£ 216 over 3 years	
Totals	£ 1,410	£ 1,410	

These figures show how much the average household would spend in the property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 50).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Actions you can take to save money and make your home more efficient:

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 824



PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view