



Valentine Barn

REEDS LANE | LISS | HAMPSHIRE | GU33 7HU

BCM

Wilson | Hill

Reception Hall | Sitting Room | Open Plan Kitchen/Dining/Family Room | Study/Bedroom 4 | Utility Room | Shower Room | Main Bedroom with Dressing Area and Ensuite Bathroom
Two/Three Further Bedrooms | Family Bathroom | Galleried Landing | Cinema/Games Room | Large Store Room | Detached 3 Bay Timber Barn with Garage and Room/Office Above
Detached Home Office/Garden Studio | Detached Outbuilding/Former Stable Block | Detached Large Workshop/Garage with Separate Office
Gardens, Paddocks and Woodland extending in all to approximately 8 Acres (3.23 ha)

Liss 1.7 miles, Liphook 4.3 miles, Petersfield 5.5 miles, Guildford 21.5 miles, London 52 miles.



spacious, open plan kitchen/dining/family room, principal bedroom suite with separate dressing area and ensuite bathroom, a spacious and light reception hall with extensive exposed oak joinery and a cinema/games room on the lower ground floor.

| Location

Enjoying a quiet, rural, position within the South Downs National Park, Liss village is located approximately 2 miles away offering a very good range of shops and restaurants catering for everyday requirements coupled with a doctor's surgery and a train station serving London Waterloo.

| The Property

A unique and stylish oak framed country house, built in 2008 and arranged over three floors, enjoying an elevated position boasting some commanding, distant west facing rural views. Built to a high specification with

underfloor heating throughout and notably eco efficient, the property offers well-proportioned and flexible accommodation throughout ideally suited for family living, with particular notable features including a





More comprehensive facilities are in Petersfield and Liphook, both of which offer excellent state and private schools and mainline train stations. The A3 is close by and provides excellent transport links to Guildford and the M25 to the north and the South Coast. The larger centres of Guildford, Chichester and Winchester are all within reasonable driving distance as are the creeks, beaches and waterways of the south coast along with Goodwood and the many racing and recreational

opportunities it affords. The property lies within the South Downs National Park and there are numerous opportunities for walking, cycling and other country pursuits within the area.

| Outside

The property is approached through private entry gates and a gravelled driveway leading to a parking area and detached triple bay garage. The property sits

comfortably within its own plot, enjoying much privacy and offers two sizeable and versatile outbuildings, currently used as a large store (formerly stabling) and a separate workshop garage, ideally suited for storing many vehicles. The gardens and grounds are a particular feature of the property offering a lovely combination of formal gardens, woodland with meandering pathways and fields/paddocks, in all extending to approximately 8 acres (3.23 ha).



I Directions to GU33 7HU

Proceed out of Petersfield on the London Road (B2070) heading in a northerly direction, passing through Hill Brow and onto Rake. Turn left just after The Flying Bull public house into Brewells Lane following the lane for approximately 0.7 miles to the crossroads at the end. Proceed straight over at the crossroads into the Private Lane, where the entrance gates and driveway to Valentine Barn will be found after a short distance on the right-hand side.

WHAT3WORDS ///future.spending.seriously



Details and photographs dated August 2023

Viewing strictly by appointment.

Approximate Area = 259.9 sq m / 2797 sq ft
 Basement = 132.2 sq m / 1423 sq ft
 (Including Garage / Excluding Void)
 Outbuildings = 268.5 sq m / 2890 sq ft
 Total = 660.6 sq m / 7110 sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential) fourwalls-group.com 322801

Services: Mains water and electricity. Private drainage. Biomass central heating supplemented by solar heating for the hot water.

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

Council Tax: Band G. **EPC:** C72.

BCM Wilson Hill Ltd 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. Plans and maps should be treated as a guide only.

