



Greatham, Liss, Hampshire, GU33 6BA

  
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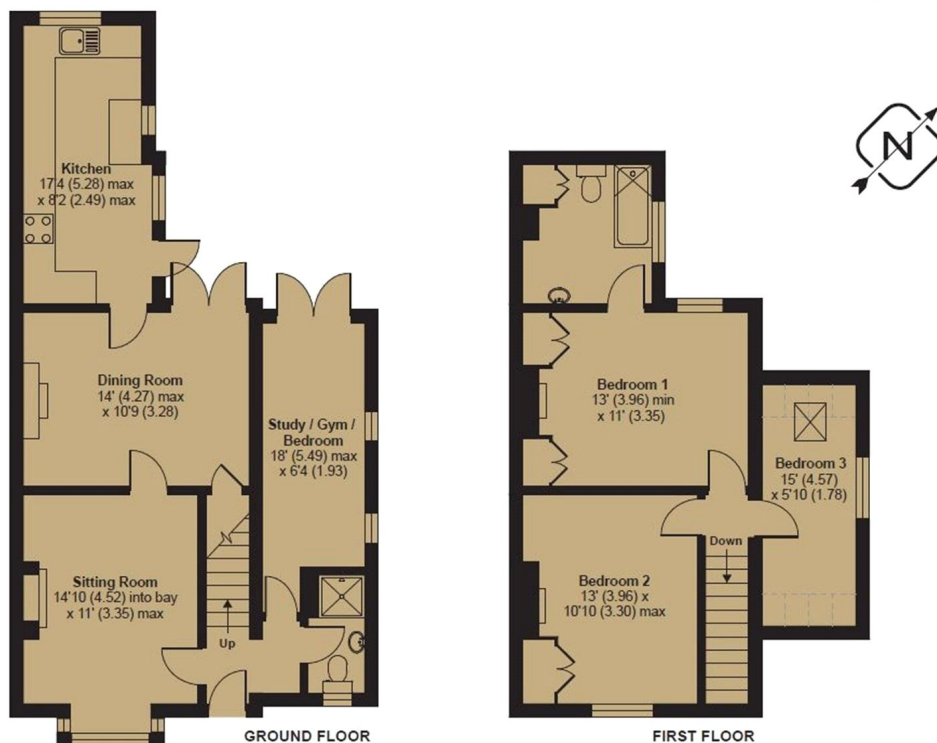


Exquisite character semi-detached Edwardian family house with extended and improved accommodation and situated in a quiet residential lane, just a short distance from Greatham village centre. The property has been enlarged to the side over two floors to create a spacious and most appealing home whilst retaining genuine charm. The ground floor comprises an entrance hall, sitting room, dining room, kitchen/breakfast room and bedroom together with a ground floor shower room. The first floor has three bedrooms and a bathroom with pleasant views over the gardens and fields to the other side of the lane. The gardens are most interesting with a landscaped low-maintenance rear space and a mature lawned garden to the front.

## Specification

- Character semi-detached house
- Three first floor bedrooms with an en-suite to master
- Study/gym or ground floor bedroom four
- Sitting room with wood burner
- Separate dining room with wood burner
- Kitchen/breakfast room
- Good size garden
- Countryside views

MAIN HOUSE APPROX. GROSS INTERNAL FLOOR AREA 1138 SQ FT 105.7 SQ METRES (Excludes Restricted Head Height)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

## Situation

The village of Greatham is within the South Downs National Park and has a school, public house, village hall with recreational facilities and access to some of the south's most beautiful countryside. Liss has an excellent range of retail facilities plus a railway station and is approximately 4 miles away. Train services on the mainline to London Waterloo from Liss take around an hour. Road links are excellent and the A3 joins the M25 for longer distance routes.

## Local Authority and school catchments

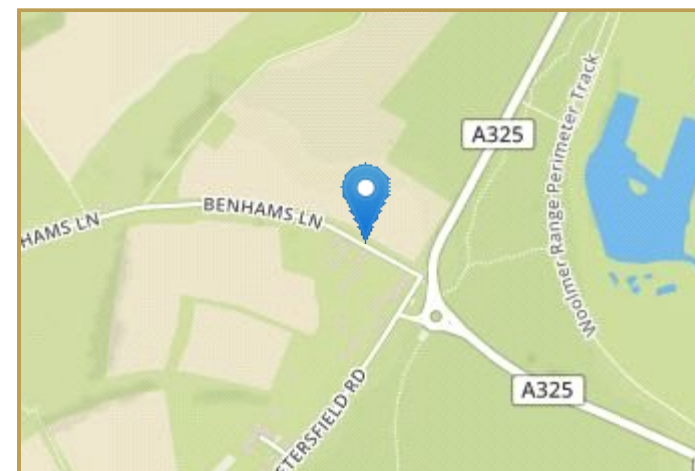
East Hants District Council, Greatham Primary School and St Matthew's C of E School.

## Guide Price

£450,000

## Tenure

Freehold







Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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