



# Peppermint COTTAGES

A delightful terrace of just three, two-bedroom character cottages set in the heart of the East Hampshire village of Liss, Peppermint Cottages has everything for an idyllic country lifestyle.



Petersfield

Peppermint Cottages is set in Limes Close, a leafy lane at the centre of Liss, a picturesque village just three miles from the market town of Petersfield on the Hampshire/West Sussex border.

These three charming country cottages form part of a semi-rural community that lies within the boundaries of both

East Hampshire's Area of Outstanding Natural Beauty and the South Downs National Park. With outstanding commuter links to London and the south east by road and rail, this is a setting made for those who want the best of an idyllic country lifestyle that's within easy reach of bustling towns and cities further afield.

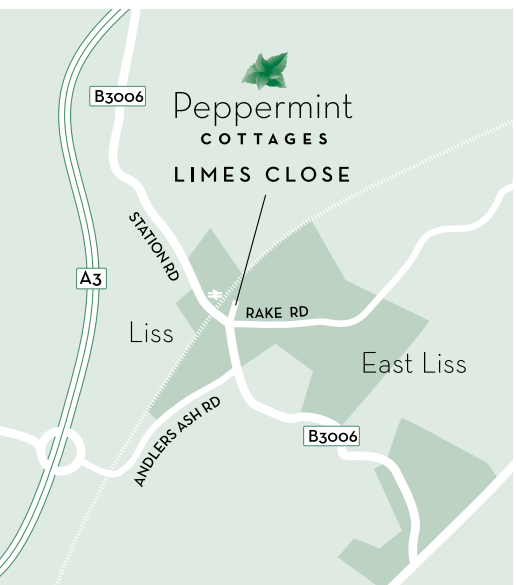
Liss was historically an agricultural village, but became famous during the nineteenth century for its peppermint production when mint was

grown, distilled and sold at four pence a pint to the local communities.

Today, the village has a predominantly Victorian feel, with an endearing character that local residents are intent on preserving. Facilities and amenities are excellent and include infant and junior schools, a visiting library, village hall, numerous sporting clubs, pubs and restaurants, including takeaways and a variety of independent shops and a supermarket in the centre.

Liss has a railway station served by the Portsmouth Direct Line to London and beyond and public bus services run regularly to Petersfield, Guildford and Portsmouth. Gatwick and Southampton international airports are both approximately an hour from Liss.

Peppermint Cottages has everything on its doorstep, from some of Hampshire's most beautiful woodland areas to all the modern amenities you'll ever need.



Petersfield



# Peppermint COTTAGES

## Ground Floor

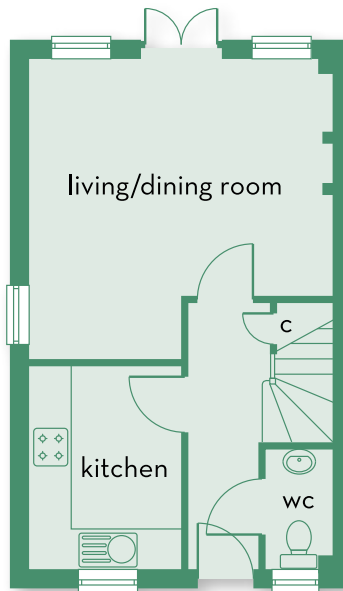
Living/Dining Room	14'7 x 14'5*	4450 x 4390*
Kitchen	9'10 x 7'3	3000 x 2221

## First Floor

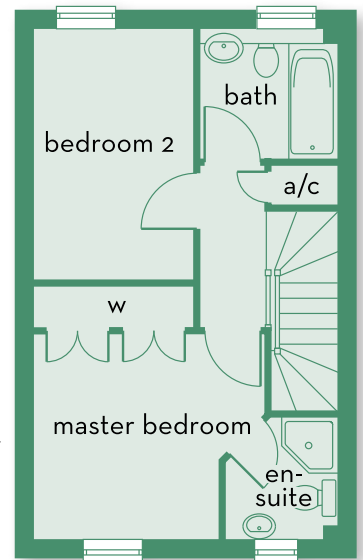
Master Bedroom	11'2* x 9'10	3402* x 3006
Bedroom 2	12'1 x 7'8	3684 x 2346

\*Maximum dimension

All bedroom dimensions exclude wardrobes where applicable.

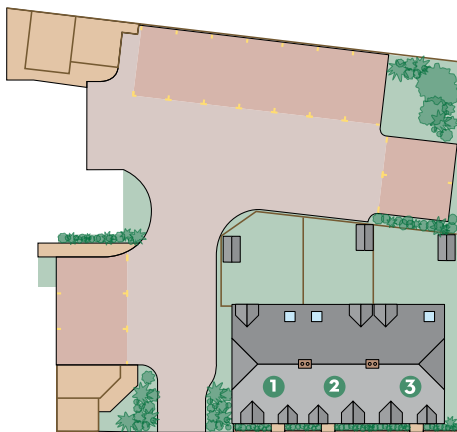


Ground Floor



First Floor

Plot 1 shown, plot 2 is handed.



LIMES CLOSE

Photographs show a previous Wilson development



### Kitchen

- Choice of high quality kitchen furniture.\*
- *Neff* stainless steel gas hob, electric double oven and extractor hood.
- *Neff* integrated fridge/freezer and dishwasher.
- Choice of ceramic floor tiles.\*
- Low voltage down lights and under pelmet lighting to selected wall units.

### Bathroom, En-suites and Cloakrooms

- White contemporary sanitaryware with chrome fittings throughout.
- Heated towel rails in bathrooms, en-suites and cloakrooms.
- Multi functional high pressure showers.
- Half height ceramic wall tiling behind sanitaryware to bathrooms, and en-suites, with full height tiling to shower enclosures, and tiled bath panels.\*
- Shaver points, extractor fans and recessed low voltage down lights.

### General

- Gas fired central heating with two zoned thermostatic controls.
- Pressurised hot water system.
- High quality timber sash windows with double glazing and security locks.
- TV aerial and points to living room, kitchen/breakfast rooms, and all bedrooms.

- Sky HDMI cables are wired from attic to living room. (Sky to be fitted by customer.)
- Mains powered smoke alarms.
- Pre-wiring for intruder alarm system.
- Energy saving solar panels to each unit.
- 10 year NHBC guarantee.

### Interior Detailing

- Two panel painted moulded internal doors.
- Moulded softwood skirting and architraves.
- Staircases with hardwood newel posts and hand rails.
- Smooth finished ceilings and decorative coving fitted throughout.
- Timeless *Eggshell* for all wood work, walls finished in *Natural Calico*.
- Decorative fire surround to living room for a gas/electric fire.

### External Features

- Paving slabs to pathways and patios where indicated.
- Turfed rear gardens.
- External tap.
- PIR external lights to all units.

\*Choice subject to stage of construction.



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