

**Jacobs & Hunt**

14 MONKS ORCHARD, PETERSFIELD, GU32 2JD  
ASKING PRICE OF £875,000







This fantastic five bedroom family home is situated in one of Petersfield's most sought after locations, being within easy reach of the town centre and mainline railway station.

This lovely home is within a small cul-de-sac of similar sized houses and benefits from a pretty, private and well manicured rear and side garden with pond and terrace area.

The property also benefits from a large driveway, offering ample parking and two separate single garages, one to either side of the house. This could provide an ideal opportunity to enlarge the current living area, subject to planning.

The accommodation comprises of entrance hallway, Amtico flooring, Ground floor WC.

Sitting room to the rear of the house with patio doors to the side garden. Open fire place.

Kitchen/dining/family room which runs from the front of the house to the rear with defined living areas. The kitchen offers a range of fitted floor and wall cupboards with work surfaces, hob, built in oven and extractor, fridge and large Welsh dresser with Amtico flooring. To the front aspect is a large dining/family area with carpeting.

Large utility room with sink, plumbing for washing machine and dishwasher. Door to side access. Door to single garage.

The first floor accommodation offers landing leading to Principle Suite overlooking the rear garden with a range of built in wardrobes. Ensuite shower room being of excellent size with vanity unit and separate shower cubicle.





There are three further double bedrooms and a single bedroom and a family bathroom with bath and separate shower cubicle.

Further single garage to property housing gas boiler and water supply via tap and power.

Externally, the house has a large driveway with space for several vehicles.

The garden is a real feature being total private and non-overlooked and laid to lawn with well tended and manicured borders with a variety of shrubs and plants. Full width terrace and a further side garden with a sunken, brick built ornamental fish pond.

No onward chain.

Council tax band G - £3080 per annum.

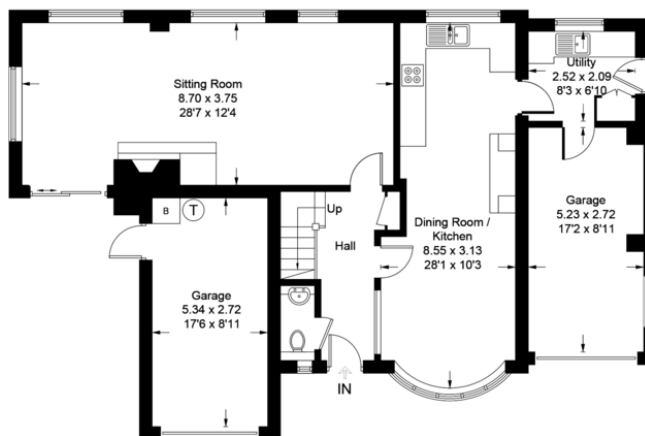
Viewing through the Vendors Sole Agents, Jacobs & Hunt, Petersfield.

OPEN 7 DAYS A WEEK!

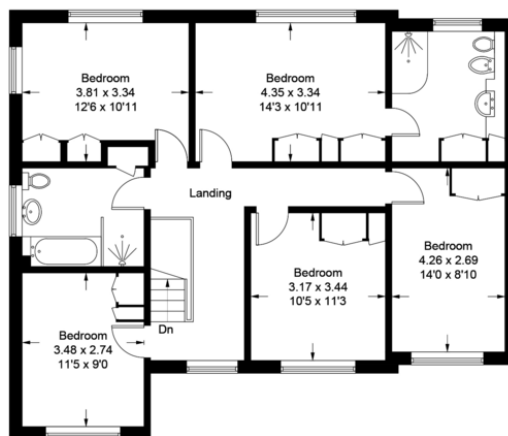


## 14 Monks Orchard, Petersfield

Approximate Gross Internal Area = 182.7 sq m / 1966 sq ft  
 External Garage = 14.6 sq m / 157 sq ft  
 Total = 197.3 sq m / 2123 sq ft



Ground Floor



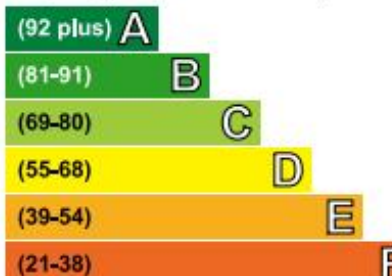
First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID658609)



### Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
56	78

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

