





A deceptively spacious three-bedroom home in the market town of Petersfield, a short walk to the mainline railway station and benefitting from off road parking, double glazing and gas central heating.

Situated on the southern side of Winchester Road, this pleasantly presented home is well placed for commuters being within a few minutes' walk of the station on the London Waterloo to Portsmouth Harbour line, but also has easy access to the A3 bypass enabling road access to Guildford, London, M25 and the south coast. Petersfield town-centre is a short walk and offers a comprehensive range of shops, bars and restaurants, plus supermarkets Tesco, Waitrose and very close-by Lidl. The town offers highly regarded schools for all ages, including The Petersfield School (TPS), Churchers College, Herne Junior School and numerous pre-school and playgroups. Petersfield is situated within the South Downs National Park and is surrounded by lovely countryside affording access to numerous footpaths, bridlepaths, and country lanes, ideal for walking, cycling, and riding.



The property has a small forecourt to the front and is approached from the side driveway, which affords parking for a couple of cars, a small storm porch and front door leads into the sitting room which has a front aspect bay window and chimney breast housing an open fireplace, glazed double doors open through to a separate dining room, which is adjacent to the fitted kitchen and through to a utility room that accesses the rear garden. Additionally, on the ground floor is a bathroom with a white suite. The staircase in the sitting room leads to a small landing area and the three well-proportioned bedrooms. The rear garden has been designed for minimal maintenance, with artificial

turf and a paved patio area, with a low-level pedestrian gate to the driveway.

Internal inspections are highly recommended to appreciate the size and condition of the accommodation this home has to offer. We think you will be pleasantly surprised.

Council Tax Band C - £1642.78 per annum

Local Authority: East Hampshire District Council

Viewing strictly by appointment with Jacobs and Hunt,
Petersfield. Tel: 01730 262744

**WE ARE AVAILABLE 7 DAYS A WEEK FOR YOUR VIEWING
CONVENIENCE!**



Approximate Gross Internal Area = 83.9 sq m / 903 sq ft

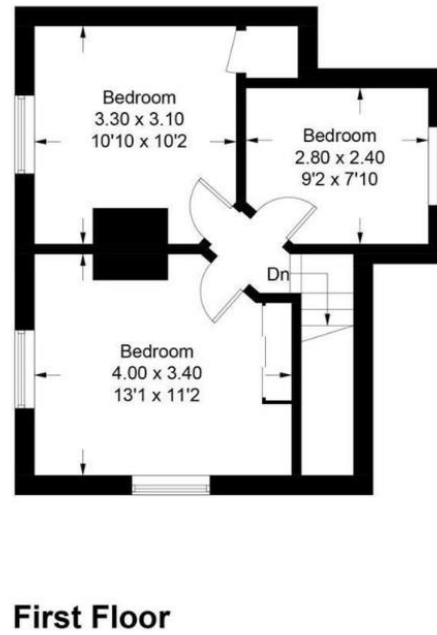
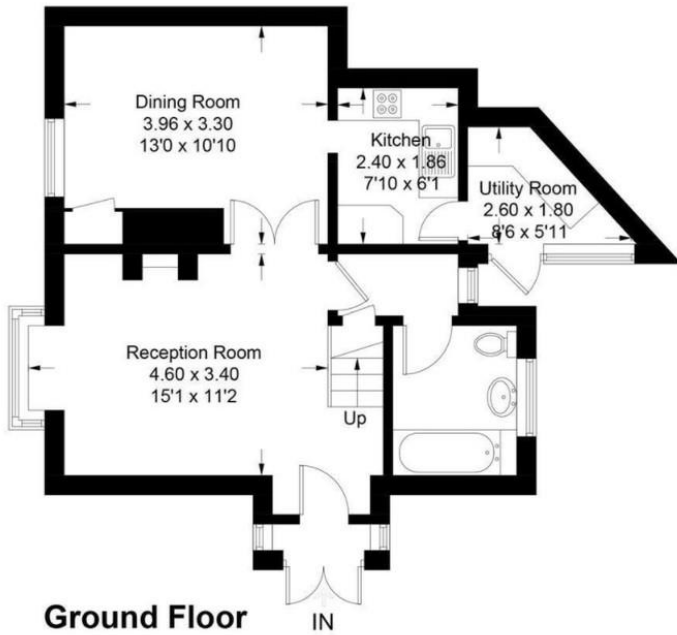


Illustration for identification purposes only. Measurements are approximate, not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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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 are 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

