





The saying "Location, Location, Location" easily comes to mind with this attractively presented and well-proportioned Detached Family home situated in a highly regarded cul-de-sac forming part of the popular Herne Farm development.

The property enjoys a South facing rear garden that backs onto further gardens of the more established houses along Heath Road, which affords a pleasant outlook and a high degree of privacy. The internal accommodation briefly comprises, entrance hall with staircase to the first floor, ground floor cloakroom, front aspect lounge with feature fireplace, connecting doors through to a dining room and rear conservatory, fitted kitchen with range of modern units, separate utility room with integral access to the double garage. On the first floor a galleried landing has a notable leaded light arch shaped window, and doors to four bedrooms and a family bathroom. The principal bedroom boasts an en-suite shower room with natural light.

Externally, the house is approached via a double width driveway providing parking for two cars, adjacent to a lawned front garden with shrub borders. There is a pedestrian side gate leading to the rear garden, which is mostly laid to lawn with attractively planted, stocked flower and shrub borders and beds, adjacent to the rear conservatory is an area of paved patio, ideal for alfresco dining and relaxation.



Residents of this estate enjoy use of a private leisure centre comprising indoor swimming pool, two squash courts, and a community hall, for which there is an annual service charge of approx. £120.00. This residential cul-de-sac is approx. half a mile from the town centre, which can be accessed along a pleasant, level stream side footpath. Petersfield

offers a comprehensive range of day-to-day shops, with a mix of private independent and national brands, that include Crew Clothing, Waterstones and Robert Dyas. Supermarkets include Waitrose, M&S Food, Lidl and Tesco and twice a week the town still enjoys a traditional market held in the Town Square, plus once a month on a Sunday there is an additional Farmers Market. Petersfield mainline railway station is on the Portsmouth Harbour to London Waterloo line and the nearby A3 gives access to Guildford, the M25, London and the South Coast. The area is well catered for leisure and sport facilities, bars, coffee shops and restaurants and being in the South Downs National Park has access to numerous footpaths and bridleways suitable for walking, cycling, and riding. There are excellent schools in the vicinity including The Petersfield School, Churchers College and Herne Junior school.

Council Tax Band G - £3,080.21 per annum.

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

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Great Hanger, Petersfield

Approximate Gross Internal Area
(Including Garage)
173.7 sq m / 1870 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	67 D	
39-54	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

