





A deceptively spacious detached bungalow located in the village of Greatham, near Liss in East Hampshire. Offering three well-proportioned bedrooms, 23ft sitting room, spacious fitted kitchen/diner, rear garden, garage, carport, and plenty of parking.

The bungalow is approached via shared access from the road, onto a private area of shingled parking, with steps up to the front door that opens into a central hallway with doors leading to most principal rooms, including a 23ft sitting room that has patio doors to the rear garden and a feature log burning stove for those chilly winter's evenings. Then an open-plan kitchen/dining room also boasts patio doors to the rear garden, the kitchen having been refitted by the current owners to a high standard. Off this room is a separate utility room leading to a cloakroom with shower. The three bedrooms all sit to the front of the property and are serviced by a modern bathroom with a suite that includes a shower cubicle.

Externally, the frontage is screened by mature hedging and has a sizeable area of shingle affording parking for several vehicles and would accommodate a caravan or motor home. The off-road parking leads to a detached garage which has power, up and over door together with a pedestrian access door. Attached to the side of the garage is a car port. Additionally, there is an area of terraced garden adjacent to the bungalow. The rear garden is a triangular shape mainly laid to lawn and enclosed by mature hedging affording a high degree of privacy. The garden further enjoys flower and shrub beds and borders, an ornamental fishpond and adjacent to the rear of the bungalow is a brick paved patio area connecting the sitting room and kitchen/diner, with pergola over at one end, ideal for



alfresco dining, relaxing and entertaining.

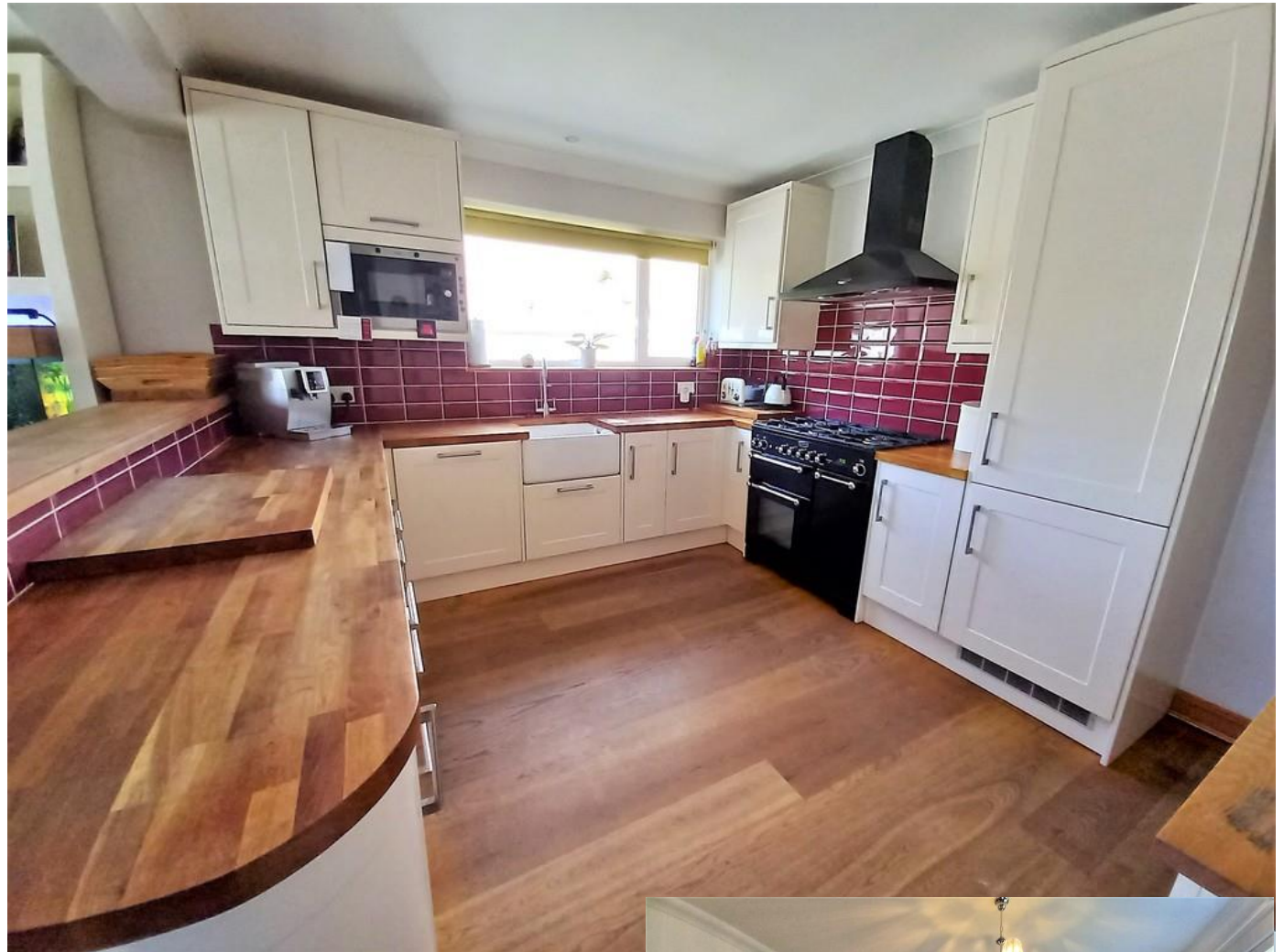
Greatham is a small village, within the South Downs National Park within easy reach to Petersfield and Alton. Enjoying easy access to both the A3 and A325 the village offers a popular village school, the Greatham Inn, public house, and church. Liss village is found approx. 2/3 miles south and offers day to day shops and amenities and a mainline rail service on the London Waterloo to Portsmouth Harbour line.

We have been made aware that the property received planning permission in 2016 to raise the roof to create an upper floor of accommodation, that has now lapsed.

Council Tax Band F - £2540.91 per annum. East Hampshire District Council.

Viewings strictly by appointment with Jacobs & Hunt, Petersfield. Tel: 01730 262744

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Approx. Area House 1432 SQ.FT. (133 SQ.M.)  
 Garage Area 190.5 SQ.FT. (17.7 SQ.M.)  
 Total Approx. Floor Area 1622.5 SQ.FT. (150.7 SQ.M.)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   c
55-68	D	64   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

