







Tucked away in the corner of a pleasant cul-de-sac on the edge of Herne Farm in Petersfield, is this Link-Detached, three-bedroom house that has been extended across the rear to offer spacious ground floor accommodation and enjoys front and rear gardens, garage and driveway.

The popular Herne Farm Development is within walking distance of the Town Centre and the 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 family home is approached via a front driveway and pathway adjacent to a front garden that is mainly lawned. The front door opens into a hallway, with returning staircase to first floor and cloakroom, with doors to a front aspect sitting room that has twin front windows and archway through into a ground-floor extension housing a spacious dining room, that looks out to the rear garden and has a door into the fitted kitchen. On the first floor there are three bedrooms and family bathroom.



Externally, the house enjoys an attached garage with driveway suitable for two cars, the front garden and the rear garden that enjoys a high degree of privacy and affords owners somewhere for relaxing in and enjoying alfresco dining. The garden has a good size area of paved patio and lawn, with flower and shrub borders, a brick-built store, side path allowing access to the front garden, plus an additional paved area behind the garage.



Further features of note include replacement double glazing and gas central heating.

Upper Heyshott is conveniently positioned at the Town end of Herne Farm and is therefore popular for its ease of access to the facilities that Petersfield has to offer. 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 – East Hampshire District Council – Band E (£2258.83 per annum)

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

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## Upper Heyshott, Petersfield

Approximate Gross Internal Area = 110.1 sq m / 1185 sq ft  
 Garage = 12.5 sq m / 134 sq ft  
 Outbuilding = 5.2 sq m / 56 sq ft  
 Total = 127.8 sq m / 1375 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. (ID750684)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	66   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

