





Situated alongside Tilmore Brook, this Detached four bedroom home therefore enjoys a wider than average garden and a pleasant green vista. Located on the forever popular Herne Farm Development, this family home is within a level walk to the town centre.

The property is approached via a brick paved driveway leading to the front door opening into a reception hall, with staircase to first floor and cloakroom, doors lead through to a dining room to the front with glazed double doors and flanking windows through to the sitting room at the rear, looking out over the attractive rear garden. A fitted kitchen has a utility room adjacent and a connecting door into the integral garage. On the first floor, the principal bedroom boasts an en-suite shower room with natural light, three further bedrooms and an integral family bathroom.

Externally, the house has a mainly lawned front garden with flower and shrub beds, side pathway and pedestrian gate leading through to the attractive rear garden, which due to selective planting of the now mature trees enjoys a degree of privacy. A central lawn is surrounded by stocked flower and shrub borders and beds, there is a paved patio adjacent to the house and a steppingstone in shingle path leads to a rear area of patio ideal for alfresco dining.



Since the current owner purchased the property in 2004, they have updated the interior and landscaped the garden, adding new double glazing, updating the kitchen and the house has gas central heating.

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.

Residents of Herne Farm 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. £150.00. This link-detached home is approx. half a mile from the town centre, which can be accessed along the adjacent stream side footpath.

Council Tax Band E - £2258.83 per annum. East Hampshire District Council.

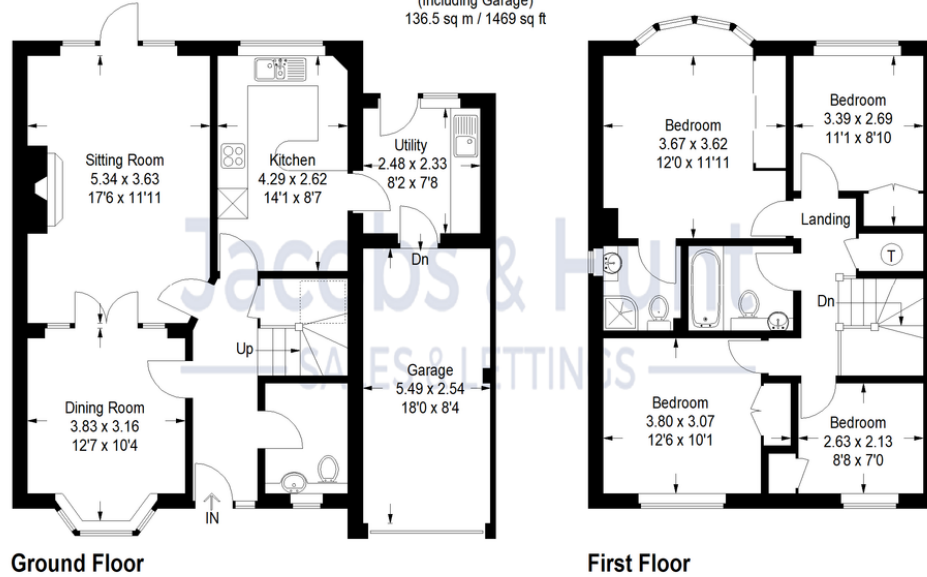
Viewing strictly by appointment with the sole agents, Jacobs & Hunt, Petersfield. Tel: 01730 262744

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Holt Down, Petersfield

Approximate Gross Internal Area
(Including Garage)
136.5 sq m / 1469 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

26 Lavant Street, Petersfield,
Hampshire, GU32 3EF

www.jacobshunt.co.uk
01730 262744
properties@jacobshunt.co.uk

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



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