





Located in the historical village of Rake, within the South Downs National Park and a short distance from the market town of Petersfield. This lovely three bedroom end of terrace house built in 1904 offers potential for buyers looking to redecorate to their own tastes and extend (subject to planning) what is currently a lovely Edwardian House with beautiful mature gardens and partial views over the West Sussex countryside.

Situated on a good sized plot which includes off road parking for several vehicles, the property presides over an elevated position with a pretty front garden and side access to a stunning private rear garden mainly laid to lawn with a range of mature plants and trees.

Internally the property still retains some period features such as high ceilings, original doors and picture rails. The accommodation includes entrance hall with stairs leading to the first floor, open plan living/dining room with double glazed bay window to front, and double-glazed window overlooking the rear garden. The focal point to the sitting room is the open fireplace with stone hearth and wood mantel. To the rear of the property you will find the open plan light and airy kitchen/breakfast room, double glazed window and skylight with a range of wall and base units incorporating a stainless steel sink and drainer. Space for washing machine and electric cooker with extractor fan over. Tiled flooring, understairs storage cupboard and door to rear garden complete the downstairs accommodation and fixtures.



To the first floor is an open landing with original wooden balustrade to the ground floor. Access to loft and doors to principal rooms. To the front you find a large main double

bedroom with double glazed window and original cast iron feature fireplace. Two further bedrooms, one single and another double make up the bedrooms. A three-piece bathroom suite with airing cupboard and double glazed window conclude the first floor accommodation.

Rake village provides a number of convenient facilities which include The Flying Bull public house, the highly regarded Rake junior school, Rake village hall with children's play area and tennis courts. Also close by is a popular garden centre with tea rooms. The village also has good transport links and school buses to Petersfield, Liphook and Midhurst as well a short drive to Liss train station, and the A3 to Portsmouth and London.

Services: We understand the property is serviced via main's water supply and main's electricity. Septic tank and oil fired central heating.

Council Tax Band - C- £1747 per annum

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

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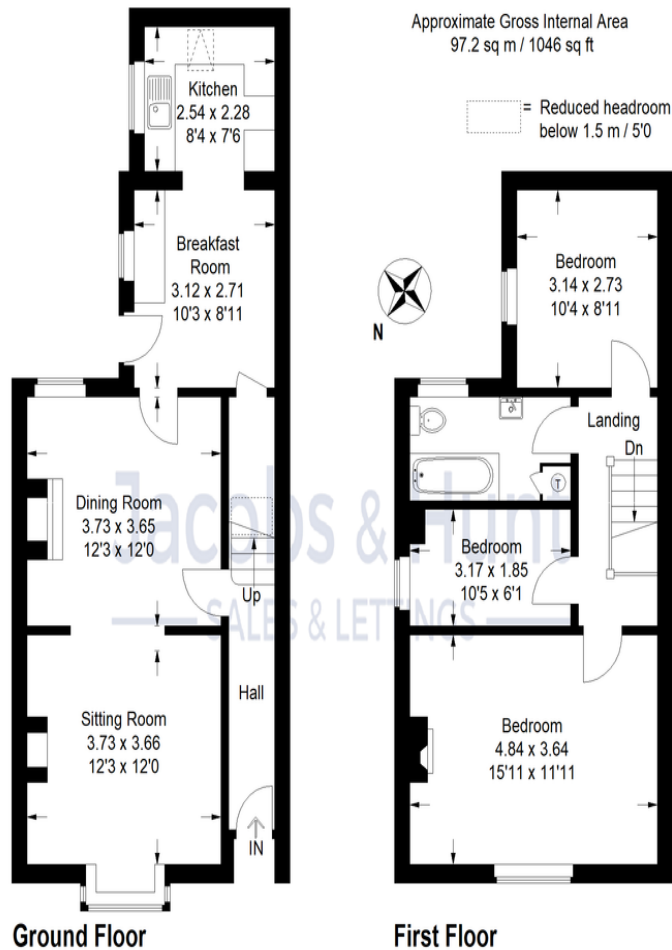


Illustration for identification purposes only, measurements are approximate, not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	48 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

