

Jacobs & Hunt

**THE COACH HOUSE, 1 GRENEHURST WAY, PETERSFIELD, HAMPSHIRE, GU31 4AZ
OFFERS IN EXCESS OF £600,000**





Situated in the heart of Petersfield this Coach House style home is located in Grenehurst Way which is known locally as 'The Village' due to its position within the centre of town. This link-detached home is offered with no onward chain.

The property has well-proportioned accommodation but will require a programme of decoration and the kitchen and bathrooms are the original 1980's styles that a potential buyer may wish to update. The accommodation comprises an entrance hallway with returning staircase to the first floor and leads to; a dual aspect sitting room, accessed via glazed double doors from the hallway and has French doors through to a conservatory that overlooks the rear garden. Additionally, there is a front aspect dining room, fitted kitchen and ground floor cloakroom. On the first floor you will find a front aspect double bedroom with en-suite shower room, a dual aspect double bedroom and two further bedrooms and family bathroom.

Externally, the small area of front garden has mature trees and shrubs that afford a degree of privacy, with a paved pathway to the front door and extends around to a side pedestrian gate to the rear garden. A gated driveway allows ample parking and leads to a detached double garage with twin doors, pitched roof with additional storage, door to garden. The rear garden has been patioed for ease of maintenance, with flower and shrub borders and beds and enjoys a high degree of privacy. The garden continues around to the side of the house with a raised patio area and ornamental pond.



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.

Internal inspections are highly recommended to appreciate the light and spacious accommodation available.

Council Tax – East Hampshire District Council – Band F (£2,797.95 per annum)

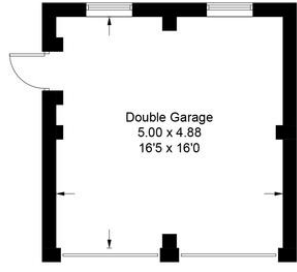
Viewing strictly by appointment with the sole agents, Jacobs & Hunt, Petersfield. Tel: 01730 262744

WE ARE AVAILABLE 7 DAYS A WEEK FOR YOUR VIEWING CONVENIENCE!

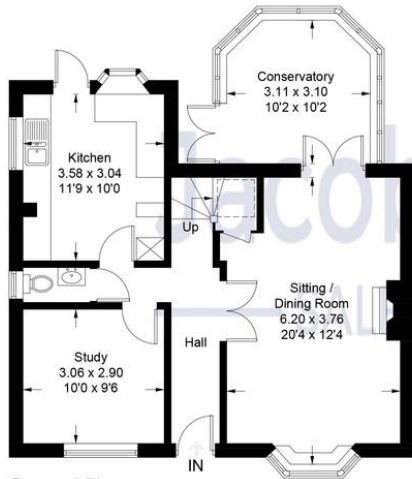


Grenehurst Way, Petersfield

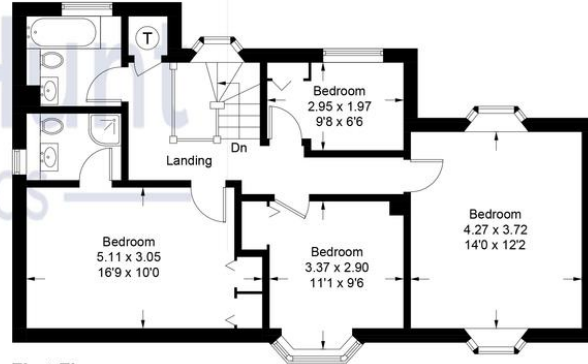
Approximate Gross Internal Area = 130.3 sq m / 1402 sq ft
 Double Garage = 24.6 sq m / 265 sq ft
 Total = 154.9 sq m / 1667 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID780568)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	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 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

