





A modern three-bedroom terraced home with a cottage style, located in the village of Rake on the Hampshire, West Sussex border. With allocated parking, a rear conservatory overlooking the low maintenance garden and presented in very good order.

Approached via a front forecourt garden with picket fence, gate and steps up to the front door into an entrance hall, with staircase up to the first floor, door into a front aspect living room that leads to a well-presented fitted kitchen/diner, with eye and base level units and wood worksurfaces and tiled floor, plus French doors out to a rear conservatory that looks over the rear garden. On the first floor, there are three bedrooms and a family bathroom.

Externally, the rear garden is mainly paved for low maintenance and ideal for alfresco dining and relaxing in, a storage shed and pedestrian gate to a rear passageway that runs along to the off-street parking area, where the property has two allocated spaces.

Rake village provides several convenient facilities which include the nearby Flying Bull public house, the highly regarded Rake Primary school (Ofsted – Good), Rake village hall with new children's play area, tennis courts, community orchard and green with picnic benches. 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. Rake village is in the South Downs National Park, always popular for someone looking for countryside pursuits with miles of footpaths and bridle paths on the doorstep suitable for walking, cycling, and riding. The nearby, larger village of Liss provides shops for the day-to-day needs, mainline train station on the London

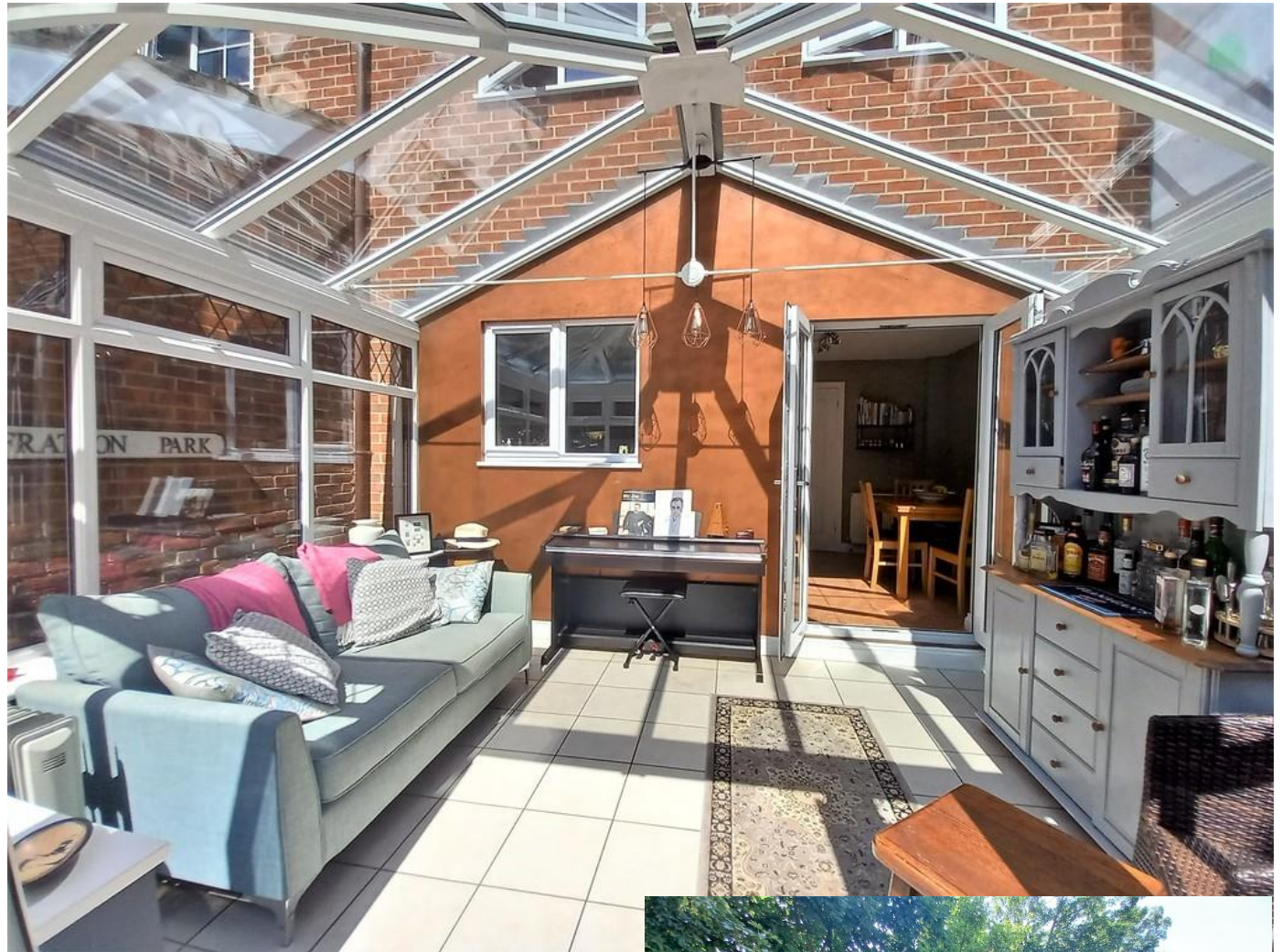


Waterloo to Portsmouth Harbour line, and schools for infants and juniors. The nearby A3 provides access to the south coast, Guildford, the M25 and London to the north. The other nearby towns of Petersfield, and Haslemere are both easily accessible and offer more comprehensive shopping facilities and a choice of secondary schools and sporting clubs and facilities.

Council Tax – Chichester District Council – Band D (£1935.58 per annum)

Viewing Strictly by appointment with Jacobs & Hunt, Petersfield. Tel: 01730 262744

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## London Road, Rake

Approximate Gross Internal Area = 89.5 sq m / 963 sq ft

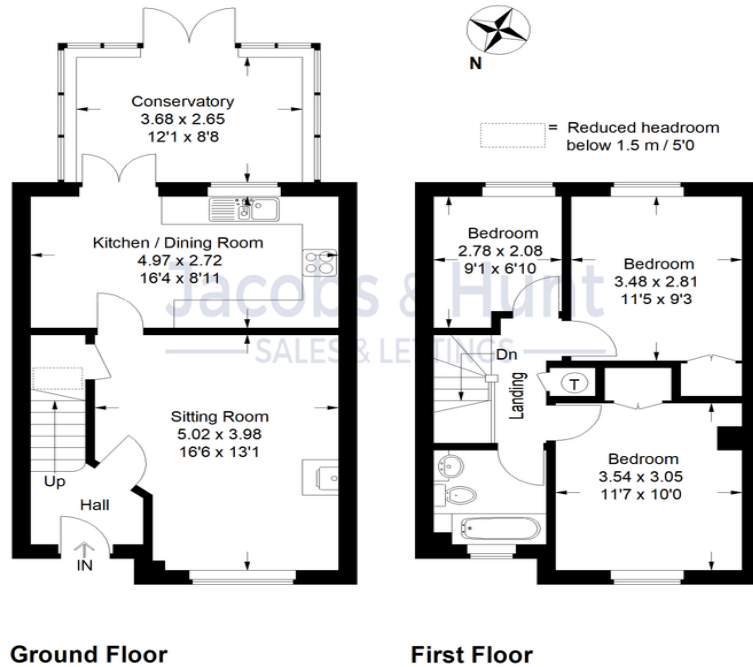


Illustration for identification purposes only, measurements are approximate, not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70   c
55-68	D		
39-54	E	44   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 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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