





Offered with no onward chain, this three-bedroom end of terrace house will make a great family home. Situated on the east side of Petersfield the house is well positioned for the Taro Leisure Centre and access to countryside walks.

The house occupies a corner plot and is approached via a path and driveway across the front lawned garden. Entering a hallway, with cloakroom, returning staircase to the first floor and doors to a fitted kitchen, to the front of the house with eye & base level units, roll top worksurfaces and built-in oven & hob with extractor hood over. To the rear is a spacious living/dining room that runs across the width of the house and enjoys patio doors out to the rear garden.

On the first floor the landing enjoys natural light from a side aspect picture window that looks over the neighbouring countryside and there are three bedrooms and a family bathroom.

This family home enjoys gas central heating and double glazing and externally the front has areas of lawn, driveway suitable for a couple of cars that leads to the integral garage. A side pedestrian gate leads to a small side area and through to the rear garden, which has a patio area adjacent to the house, leading to a mainly lawned garden with flower and shrub borders and beds. Affording a high degree of privacy, the garden will be safe for children and a great place for alfresco dining and relaxing.



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 – East Hampshire District Council – Band D (£1937.04 per annum)

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

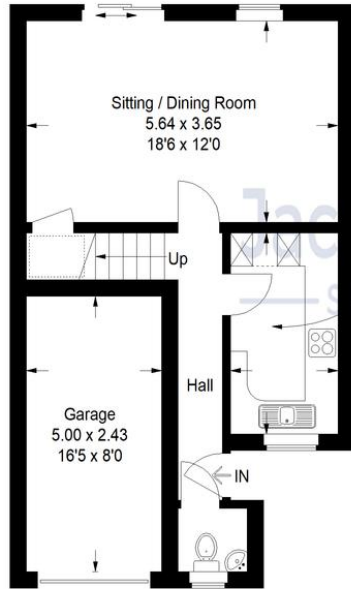
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Wheatear Drive, Petersfield

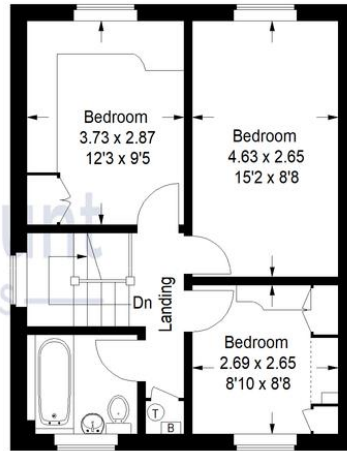
 = Reduced headroom below 1.5 m / 5'0"

Approximate Gross Internal Area = 79.9 sq m / 860 sq ft
 Garage = 12.2 sq m / 131 sq ft
 Total = 92.1 sq m / 991 sq ft



Ground Floor

Kitchen
3.55 x 1.97
11'8 x 6'6



First Floor

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 c	
55-68	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



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