





An excellent opportunity to purchase this character terraced home situated within a short walk of Petersfield mainline train station and town centre. The property has the benefit of off-road parking to the rear and a west facing garden, plus three bedrooms, two reception rooms and a fitted kitchen.

This Victorian style terraced cottage is in a no through road, close to the station and offers accommodation comprising of a front aspect sitting room that leads to a dining room, that accesses a ground floor bathroom and into the rear fitted galley style kitchen, with a range of eye and base level units with rolltop worksurfaces, built in oven and hob and external door to the rear garden.

On the first floor, there are two double bedrooms and a single bedroom, plus a useful cloakroom/WC.

Externally there is a generous west facing garden with a patio area with pergola, the remainder is mainly lawned, with fenced and hedge borders, flower beds and a pedestrian gate to some off-road parking to the rear, accessed via Garage Cottages, off the Winchester Road.



Petersfield has a plethora of amenities. With the original market square at its heart and a twice weekly market, Petersfield offers a Waitrose and a Marks & Spencer Food Hall, as well as a selection of boutiques, restaurants, and independent coffee shops. With many active clubs and societies, Petersfield is renowned for its vibrant and welcoming social scene. It also benefits from an easy proximity to a wealth of leisure opportunities to suit all tastes, including Taro leisure centre with its pools, gym and workout classes. There is a choice of two golf courses

located at Petersfield (right on doorstep of Sheet) and Liphook, horse racing and motor racing at Goodwood, the Festival Theatre in Chichester and polo at Cowdray Park. Get out into the countryside and enjoy horse riding across the South Downs, walks through the Meon Valley and the Queen Elizabeth Country Park, not to forget taking to the water for sailing off the south coast. Aside from the choice of days out, Petersfield and its surroundings are a favourite for families, thanks to the excellent state and independent schools in the area, including The Petersfield School, Churchers College, Bedales and Ditcham Park, serving children of all ages.

Council Tax Band D - £1937.04 per annum. East Hampshire District Council.

Viewing strictly by appointment with Jacobs & Hunt, Petersfield. Tel: 01730 266744

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





Illustration For Identification Purposes Only. Not To Scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 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

