

Jacobs & Hunt

17 HOME WAY, PETERSFIELD, HAMPSHIRE, GU31 4EE
ASKING PRICE OF £795,000





This stylish and immaculately presented five bedroom detached family home has been comprehensively updated by the current owners to a high standard, including a loft conversion. Situated in a highly regarded cul-de-sac, close to Petersfield Heath and lake and within a mile to the town centre.

The owners have enjoyed living here for 20 years and have lovingly upgraded their home during this time. Located in a close of similar detached houses, the house has an immediate kerb appeal with a double width driveway and well cared for front lawn. On entering the home, the hallway instantly indicates the modern stylish presentation with the glass balustrade on the staircase, modern slimline radiator and doors to a front aspect sitting room that leads through to an open-plan kitchen/dining room that runs across the back of the house and looks out onto the attractive landscaped rear garden. The kitchen has sleek lines, with white fronted units, integrated appliances, water softener and glazed door to an adjacent utility room, while the dining area has sliding patio doors, with built in blinds that lead out to the garden.



On the first floor there are four well-proportioned bedrooms, one with en-suite shower room, plus a family bathroom. A returning staircase leads up to the loft conversion, housing the principal bedroom and an en-suite shower room.

Externally, the rear garden has been attractively landscaped to create a lovely space to relax, entertain and enjoy alfresco dining, with areas of decking, flower beds and a sizeable garden shed. A side path leads to the front which has an area of lawn and the double width driveway, that

leads to a garage style storage area with electric roller door.

This stunning home is convenient for The Petersfield Heath and Taro Leisure Centre and a stroll into the town centre. 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 quality presentation and the light and spacious accommodation available.

Council Tax Band: F - £2,797.95 per annum. East Hampshire District Council.

Viewing strictly by appointment with Jacobs & Hunt, Petersfield. 01730 262744

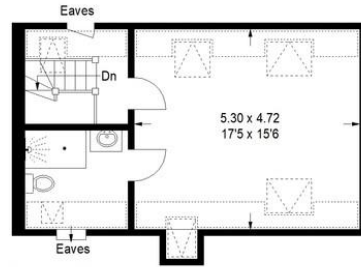
WE ARE AVAILABLE 7 DAYS A WEEK FOR YOUR VIEWING ENQUIRIES!



Home Way, Petersfield

Approximate Gross Internal Area = 160.1 sq m / 1723 sq ft
 Store = 7.6 sq m / 82 sq ft
 Total = 167.7 sq m / 1805 sq ft

Reduced headroom below 1.5 m / 5'0"



Second Floor



Ground Floor



First Floor

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 c	
55-68	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

