

Jacobs & Hunt

DRAGON HOUSE, DRAGON STREET, PETERSFIELD, GU31 4JJ
OFFERS IN EXCESS OF £1,500,000





An iconic, landmark Grade II* Listed Petersfield property, located in the town centre, that was originally built in the late 16th century with further additions throughout its history including a re-front in the early 18th century. The property also includes a self-contained, one bedroom house with courtyard garden.

The house was originally the Green Dragon Coaching Inn and then a brewing house with the manager's accommodation being attached to it. The 20th century saw 'Dragon House' used mainly as a Dentist's Surgery and it is now recognised as one of Petersfield's most respected and distinguished landmark houses having been converted to a family home in the 1980's.

Dragon House itself offers approximately 4000 square feet of living space, including the cellar, over four floors and a further 900 square feet in the attached, self-contained house, Dragon Cottage, which is about to have planning permission granted for an additional bedroom and bathroom. The workshop and double secured car port measure 630 square feet.



Perhaps the main feature of this extraordinary home are the substantial, private walled grounds approaching three quarters of an acre with a two-storey gazebo to the rear of the garden.

The house gains its Grade II *listed status from an original wooden fireplace and inset carved panels from the Charles II era in the kitchen.

Accommodation comprises;

Front door and inner hallway door leading to entrance hallway. Door on the left to a very large reception room, with door to small utility room, and from the hallway there is another door to the right leading to the drawing room with feature fireplace, with a further door leading to the dining room which gives access to the garden.

From the hallway there is access to the cellar which offers two rooms with light and power and on the ground floor is a good size kitchen/breakfast room with door to the garden. There is also a ground floor WC.

On the first floor are four principal bedrooms, family bathroom with a shower and a further Jack and Jill shower room shared between bedroom two and bedroom three. There is also a study that could be converted to an en-suite shower or dressing room as it is already connected to bedroom four.

The second floor offers two large bedrooms, a large single bedroom and a further room that could be converted to a bathroom.

The self-contained, two storey attached house has its own private front door and offers living room with dining area, large kitchen/breakfast room, rear hallway which is large enough for a study and ground floor period WC. The first floor offers a very large main bedroom with dressing area with brand new shower room. Planning is about to be granted for the addition of a second bedroom and bathroom. There is a doorway to the rear courtyard from the ground floor study area which can be kept private by a large metal gate, or it can be kept open so the garden of Dragon House can be accessed.

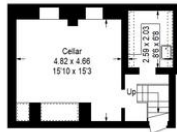


Dragon House rear garden has an easterly aspect but benefits from both southerly and westerly open aspects due to its size and nature. Measuring close to three quarters of an acre, the garden offers a high degree of privacy, being walled on three sides. Formal lawns and flower beds for the garden closest to the house, with a summer house and gate leading from the side of the property. The rear section of the gardens offers a large brick-built storage shed, extensive vegetable gardens with raspberries, blackcurrants and gooseberries and an orchard of fruit trees with pears and

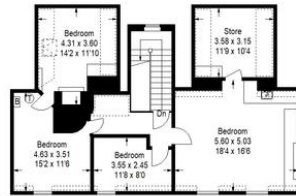


Dragon Street, Petersfield

Approximate Gross Internal Area (including Cellar) = 369.2 sq m / 3974 sq ft
 Annexe = 84.2 sq m / 906 sq ft
 Outbuilding (including Double Garage / Car Port / Garage) = 57.9 sq m / 623 sq ft
 Total = 511.3 sq m / 5503 sq ft



Lower Ground Floor



Second Floor



Reduced headroom below 1.5 m / 5'0"



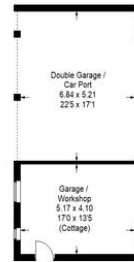
Ground Floor

Annexe - Ground Floor



First Floor

Annexe - First Floor



Outbuilding

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



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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

