





Conveniently placed for access to both the mainline station and town centre facilities, this mid-terrace cottage is extremely well presented and is in ready to move in condition. Affording two bedrooms, upstairs bathroom, cosy sitting room, refitted kitchen/diner, and sunny garden.

The current owner has undertaken a programme of refurbishment over the last seven years to create an attractive and comfortable presentation of the internal accommodation, that comprises of; a relaxing sitting room that has an exposed brick chimney breast and looks out over the garden. The kitchen has been designed and fitted by "Evoke" kitchens in Steep and includes an integrated oven & hob, plus space for a breakfast table and chairs. The principal double bedroom has the front aspect and enjoys far reaching views over Petersfield towards the South Downs and the smaller bedroom is located to the rear. The first-floor bathroom has been updated to an attractive high standard, with a white suite and co-ordinated accessories.

This delightful cottage boasts replacement double glazing, gas heating and a current favourable energy efficiency rating of 71C. Externally, the garden enjoys the southerly aspect to enjoy relaxing in and alfresco dining and has been mainly lawned with flower and shrub borders. Opposite the kitchen door is a brick built covered storage area and secure cupboard.

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.

Internal inspections are highly encouraged to appreciate the charm, character, and size of the accommodation this terraced cottage has to offer.

Mains gas, electricity, water and drainage.

Council tax band B - £1506.60 per annum (2021/22). East Hampshire District Council.

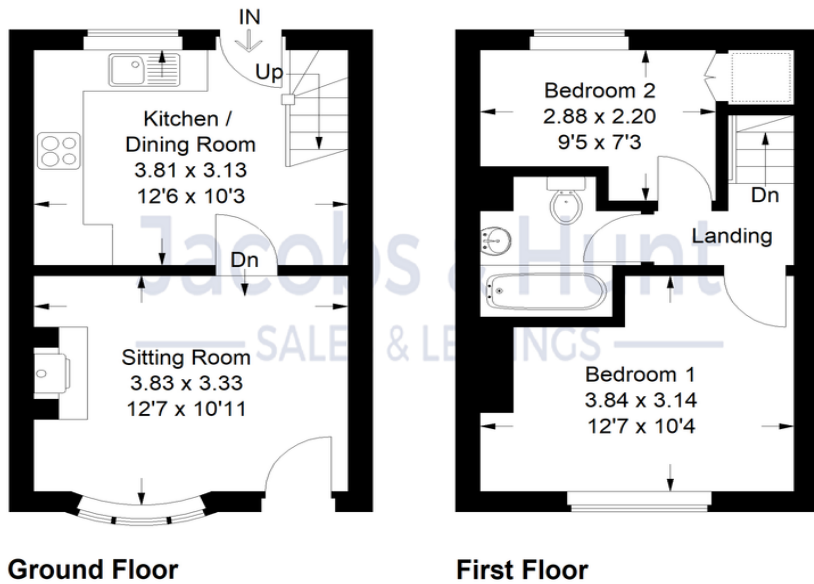
Viewing appointments are strictly by appointment with Jacobs & Hunt, Petersfield.

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Tilmore Road, Petersfield

Approximate Gross Internal Area
49.4 sq m / 532 sq ft



= Reduced headroom below 1.5 m / 5'0

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 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 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

