





Located in the Anthill Common area of Denmead and overlooking fields, is this detached family home with three double bedrooms, through lounge-diner, kitchen-breakfast room, ample driveway parking and a detached garage.

This deceptively spacious home offers accommodation: entrance hall with returning staircase to first floor, a front aspect lounge with archway through to a rear dining room, that is adjacent to a fitted kitchen/breakfast room. Additionally on the ground floor is a useful utility room and shower room/WC. All three bedrooms are well-proportioned double bedrooms, which are serviced by a family bathroom. The house has gas central heating and double glazing. Externally, the rear garden is mainly lawned, has a summerhouse and storage shed and the garage is located here, which is accessed via an area of gated parking. The front offers further off-road parking and a lawned garden.

Anthill Common is located to the north-west of the popular Hampshire village of Denmead. There are two schools in the village, Denmead Infant School and Denmead Junior School, as well as a number of amenities including a small supermarket, a bakery, bank, health centre, community centre, church and a selection of public houses. Further educational facilities are available at Portsmouth Grammar and both Bedales and Churchers College in Petersfield. The village enjoys a position south of the South Downs National Park and just east of the Meon Valley so affords an abundance of countryside nearby, including the Creech Woods on the doorstep, with plenty of footpaths and bridleways for walkers, cyclists and riders. Havant Rail Station (7 miles) provides access to London Waterloo (approx 1hr 20mins) and the A3(M) (4 miles) offers road



access to London, Guildford and The South Coast.

Local Authority: Winchester City Council

Council Tax Band: E - £2394.83 per annum (2020/21)

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

**WE ARE AVAILABLE 7 DAYS A WEEK FOR YOUR VIEWING
CONVENIENCE!**





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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 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

