





Substantial family home offering very large, bright and spacious accommodation throughout with a large rear garden and front, gravel driveway with scope to add garaging or a car barn, subject to planning.

The house was originally purchased via Jacobs & Hunt and has undergone much extension and improvement over recent years.

The accommodation consists of an enclosed entrance porch which leads to a spacious hallway with wooden flooring with stairs rising to the first floor.

To the front is a sitting room with bay window. To the rear is a second reception room with French doors opening to the terrace and rear garden. Door to WC and utility room, which in turn leads to the ;

Stunning kitchen/dining/family room which has bi-folding doors to the rear terrace and garden. Large central island with gas hob and central extractor fan. White worktop and units with wine cooler and breakfast bar with seating for four. Further range of white wall and floor units and built in microwave and two separate fan ovens. Built in dishwasher and fridge/freezer. There is plenty of space for a large dining room table and at the far end, space for sofas and tv, making it the perfect family room and the hub of the house.

The first floor offers a double aspect master bedroom with ensuite and large walk in dressing room. Second large double bedroom with ensuite and a third bedroom with family bathroom.

The second floor offers a complete suite, bedroom, sitting



room area and ensuite facility.

To the front of the house is a very large, enclosed gravel driveway with ample space to add garaging or a car port, subject to planning.

The rear garden offers a full width terrace area and a westerly aspect. Mainly lawned with fenced boundaries.

Gas central heating. Mains water, drainage and electricity.

Council Tax Band F - £2790 per annum.

Viewing through sole agents, Jacobs and Hunt, Petersfield.

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Ground Floor



First Floor



Second Floor



Total floor area 246.0 sq. m. (2,648 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	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 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

