

**Jacobs & Hunt**

131 BOROUGH ROAD, PETERSFIELD, HAMPSHIRE, GU32 3LP  
ASKING PRICE OF £439,950







A spacious three-bedroom link-detached family home situated within easy reach of The Petersfield School, Petersfield mainline railway station and the town centre. Benefitting from gas central heating, double glazing, an attached garage and driveway.

The property enjoys an abundance of natural light into the internal rooms. The main living room extends to 24ft and has an open plan sitting area to the front and dining area to the rear, with French doors to the garden. On entering the house there is a cloakroom/WC, hallway with staircase to the first floor and a fitted kitchen.

On the first floor, the main bedroom has a built-in wardrobe and there are two further well-proportioned bedrooms that are serviced by a bathroom, which has been upgraded with a three-piece suite.

Externally, the rear garden is mainly laid to lawn with flower borders and enclosed by panelled fencing, with a side passageway leading to the front. The front has been attractively landscaped with cobbled paving, with a couple of flower beds, plus the driveway that leads to the attached garage.



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

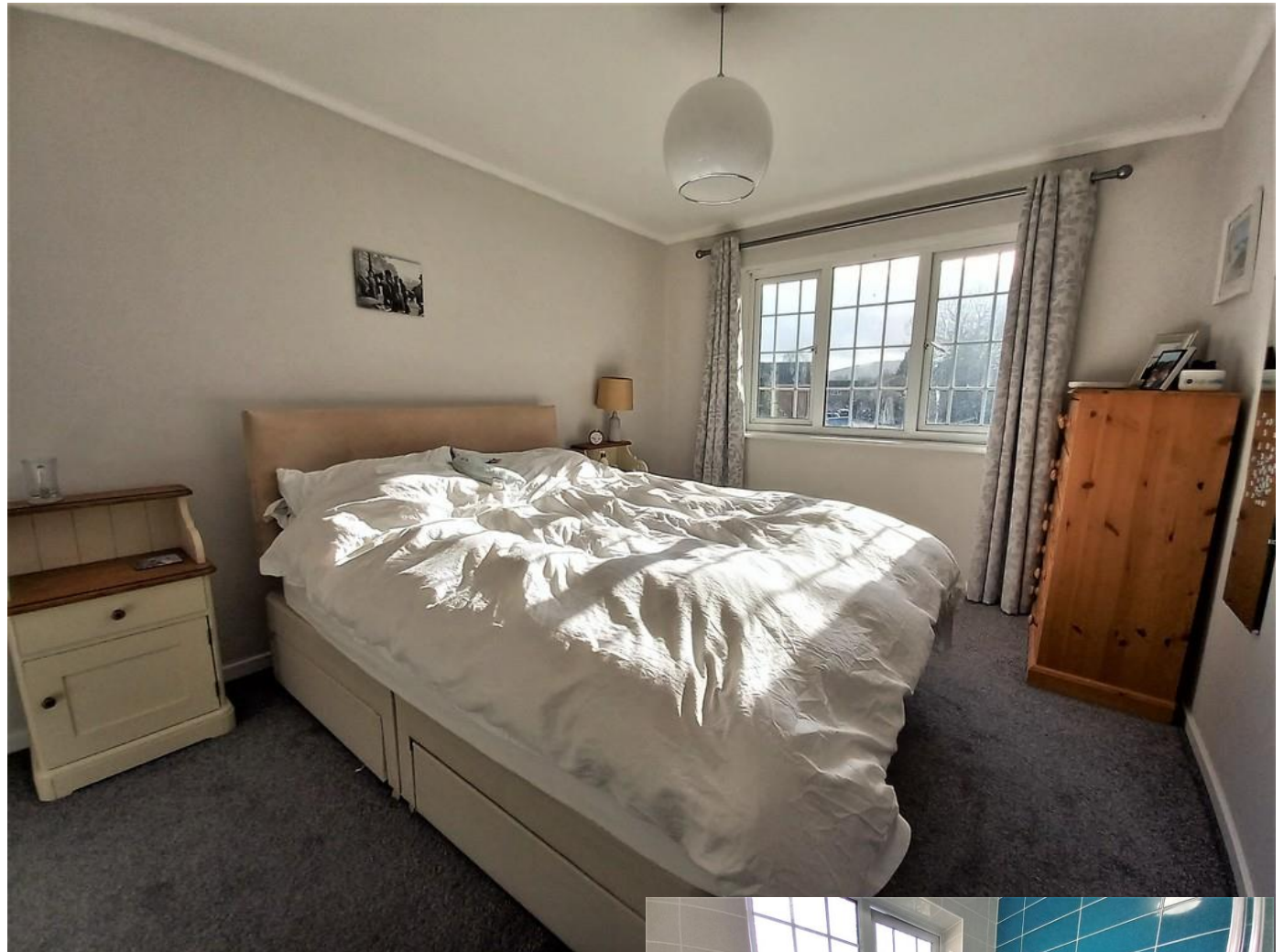


access to Guildford, the M25, London and the South Coast. The area is well catered for leisure and sport facilities, bars, coffee shops and restaurants and being in the South Downs National Park has access to numerous footpaths and bridleways suitable for walking, cycling, and riding. There are excellent schools in the vicinity including The Petersfield School close-by, Churchers College and Herne Junior school.

Council Tax Band – D - £1937.04 per annum

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

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



## Borough Road, Petersfield

Approximate Gross Internal Area = 84.5 sq m / 909 sq ft  
 Garage = 13.0 sq m / 140 sq ft  
 Total = 97.5 sq m / 1049 sq ft




 = Reduced headroom below 1.5m / 5'0"



Illustration for identification purposes only, measurements are approximate, not to scale. (ID837050)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	69   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 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

