

**Jacobs & Hunt**

15 STONECHAT CLOSE, PETERSFIELD, HAMPSHIRE, GU31 4RE  
ASKING PRICE OF £295,000





Situated on the eastern side of Petersfield, close to the Taro Leisure centre and a short walk to the popular Heath Lake and open countryside, this two-bedroom end of terrace home is offered for sale, for the first time since it was purchased new in the 1980's

The rear garden is notable feature of this end terrace home, having been enlarged some years ago and now offers a lovely area to relax, entertain and enjoy alfresco dining. The accommodation comprises two bedrooms and a bathroom with natural light on the first floor, while the ground floor boasts a sizeable sitting room overlooking the garden and a front facing kitchen.

The house has an allocated parking space behind and accessed via a pedestrian gate from the garden.

This ideal first-time or investment home is convenient for The Petersfield Heath and Taro Leisure Centre and a stroll into the town centre. 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



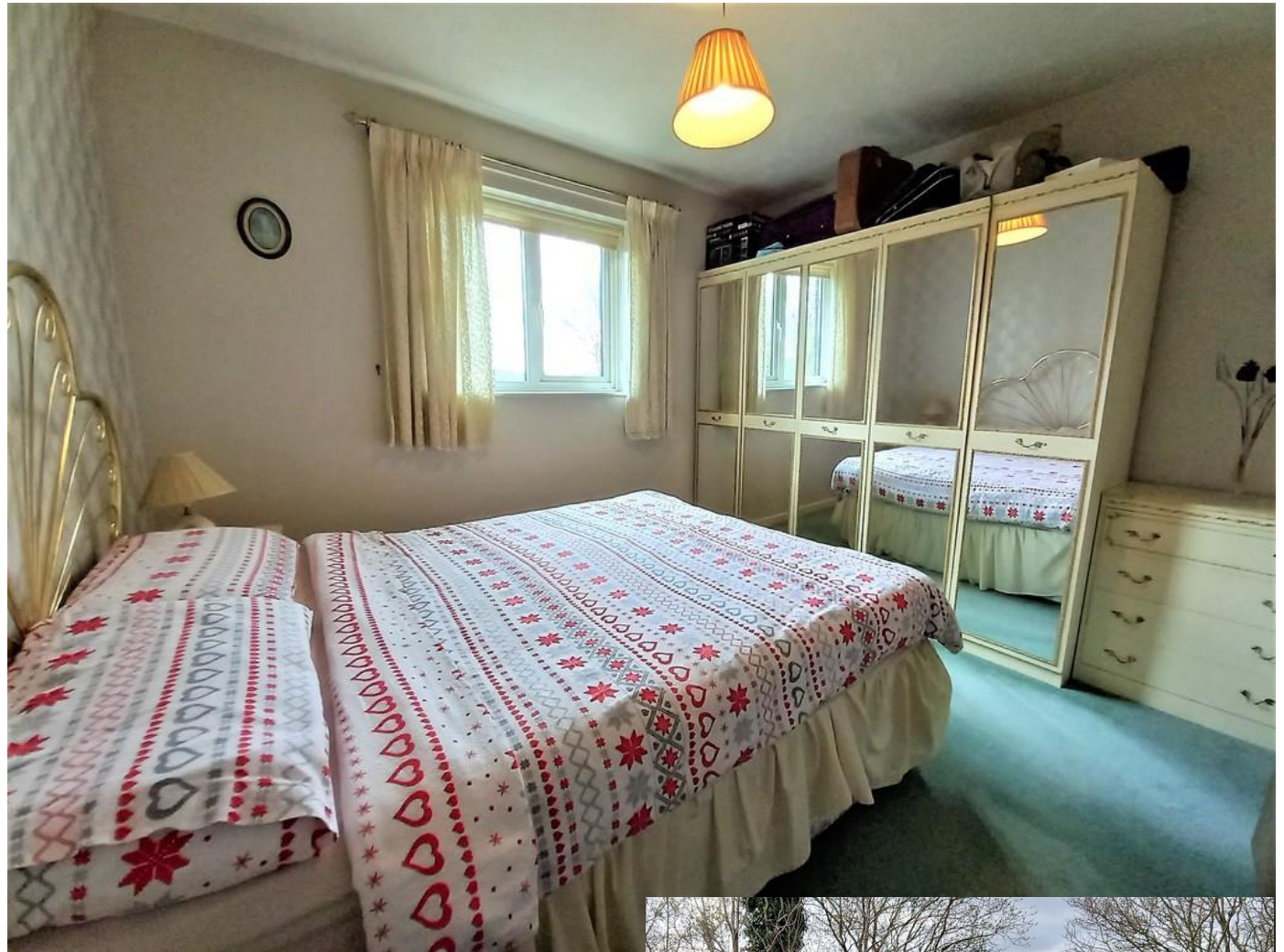
the vicinity including The Petersfield School, Churchers College and Herne Junior school.

Internal inspections are highly recommended to appreciate the quality presentation and the light and spacious accommodation available.

Council Tax Band: C - £1777.79 per annum. East Hampshire District Council.

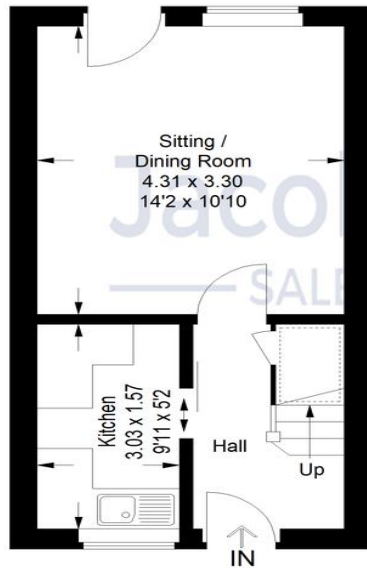
Viewing strictly by appointment with Jacobs & Hunt, Petersfield. 01730 262744

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

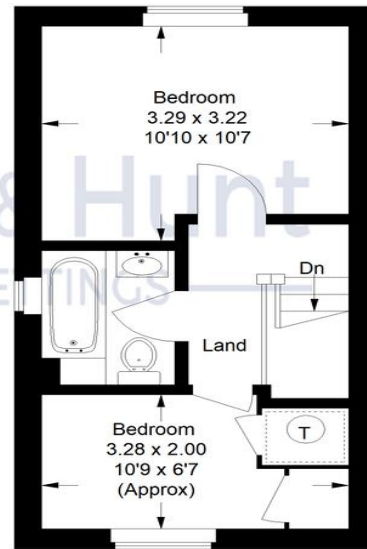


# Stonechat Close, Petersfield

Approximate Gross Internal Area = 50.6 sq m / 545 sq ft



**Ground Floor**



**First Floor**

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



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 90   B    |
| 69-80 | C             |         |           |
| 55-68 | D             | 55   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

