





A fabulous opportunity to purchase a well proportioned home on a generous plot within a rural setting. The house is a three double bedroom semi-detached cottage in the Hamlet of Hurst.

The entrance to the property is via a driveway and a five-bar gate that opens into an abundance of parking to the front of a double garage.

The house has a useful porch on entrance to give a little storage and additional security. The ground floor layout flows very well and includes a spacious reception room with Portuguese Limestone Fireplace with a multifuel burner installed, there is hardwood flooring, real oak beams and views to open fields. The other side of the entrance hallway houses the dining room and kitchen, which offers a good space to dine. The rear of the property hosts a utility space with larder and w/c as well as a boiler room with rear access onto the gardens.

The first floor has a very well-proportioned layout with three double bedrooms and a large family bathroom with a four piece suite including corner bath and separate shower, there is also a light well installed in the landing roof to provide an great flow of natural light.

The gardens wrap around the house and have mature borders, small pond and a greenhouse. There is panoramic countryside views of farmers' fields and over 100 acres of woodlands with public footpaths.

There is also a spacious double garage which holds great opportunity to convert to an annexe or home office.



This unique home is also being sold chain free.

Lying on the Hampshire/West Sussex border in a rural location backing onto open fields. The property is located in an area of outstanding natural beauty and is within the South Downs National Park. There is direct access onto a bridleway which in turn leads to South Downs Way. The nearby villages of Buriton and South Harting include village schools, pubs and shops. The market town of Petersfield has a comprehensive range of shopping, sporting and leisure facilities and there is a main line railway station providing a service from Portsmouth to London Waterloo. There is a wide choice of both state and private schools in the vicinity including Bedales, Churchers College and Ditcham Park schools.

Oil Fired central heating. Mains water, and electricity.

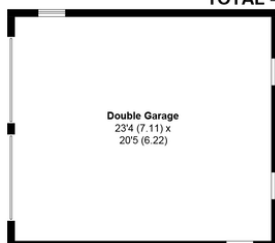
Council Tax Band D £2130

Viewing through Jacobs & Hunt, Petersfield.

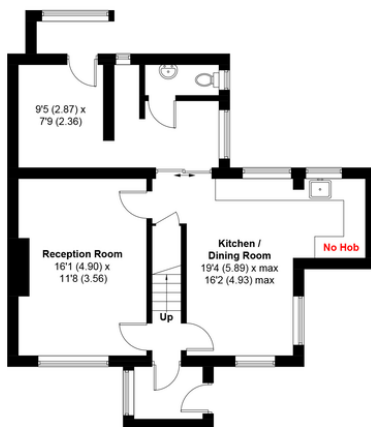


Camrose Cottage, Petersfield, GU31 5RG

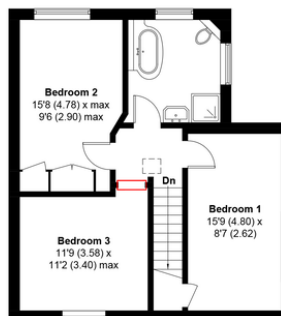
APPROXIMATE GROSS INTERNAL AREA = 1245 SQ FT / 115.7 SQ M
 DOUBLE GARAGE = 474 SQ FT / 44.0 SQ M
 TOTAL = 1719 SQ FT / 159.7 SQ M



(Not Shown In Actual Location / Orientation)



GROUND FLOOR



FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1005640)
 Produced for Jacobs & Hunt - Petersfield



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 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

