

**Jacobs & Hunt**

**EASTER COTTAGE, STONER HILL, STEEP, PETERSFIELD, GU32 1AG  
OFFERS IN EXCESS OF £650,000**





Beautifully presented three bedroom, detached family home in a private area, just a few minutes drive from Bedales, TPS and Steep village primary school. Petersfield is just a five minutes drive, as is the mainline railway station and A3 road links. The house also benefits from nearby countryside walks and the associated views are charming.

Stylish and modern architect designed property, benefitting from being in a quiet and private location the property offers ample private parking, stylish interior with double glazed windows throughout and an Air Source heat pump for the central heating system via radiators in the house.

Accommodation comprises of;

Front door to entrance hallway with underfloor heating, stairs leading to first floor landing as well as downstairs cloakroom and WC.

Kitchen/breakfast room with integrated fridge/freezer, sink, induction hob, range of floor and wall cabinets and ample space for dining table and chairs. Understairs cupboard housing the air source heat pump.

Spacious rear aspect sitting room with feature log burner, underfloor heating and french doors giving access to rear garden.

Versatile office/extra reception room benefitting from underfloor heating and front aspect view.

First floor offers landing with access to the loft, airing cupboard with hot water tank.



The master bedroom with double aspect looks over open countryside and gardens, it also benefits from an ensuite with shower, WC and wash hand basin. Similarly, bedroom two looks over views of the countryside and comes with built in wardrobe.

Bedroom three has front aspect views with built in wardrobes.

Family bathroom with three piece white suite, separate shower over panel enclosed bath, WC, wash hand basin and skylight.

Externally, to the front of the house there is a large private driveway giving ample space for parking. Access to the rear garden through the side of the property.

To the rear of the property is a patioed area, established colourful summer border, pretty lawn and large shed.

Air source heat pump heating, double glazed windows, water and drainage.

Council Tax Band - G - £3380 per annum.

Viewing through the Vendor's sole agent, Jacobs & Hunt.

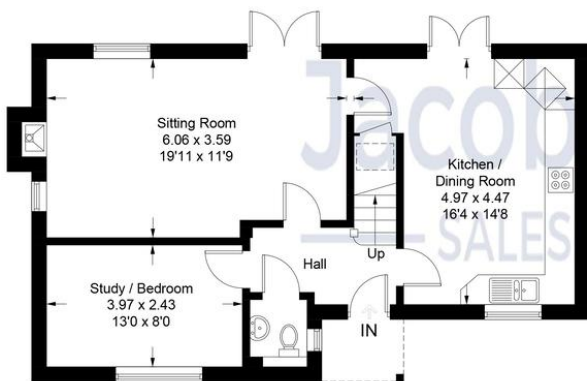
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Approximate Gross Internal Area = 119.6 sq m / 1287 sq ft  
 Store = 9.5 sq m / 102 sq ft  
 Total = 129.1 sq m / 1389 sq ft



= Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID950684)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	73   C	
55-68	D		
39-54	E		
21-38	F		

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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

