

**Jacobs & Hunt**

**CEDAR HOUSE, DURLEIGHMARSH, PETERSFIELD, GU31 5AX**  
**ASKING PRICE OF £700,000**





A charming three bedroom detached country house, built in the 1960's, located in the stunning and rural hamlet of Durlieghmarsh, just outside of Petersfield with its mainline railway station and within easy reach of the A3.

The house is brought to the market in excellent condition, offering spacious accommodation inside and wonderful surrounding gardens of over 1/2 an acre. There are views of the countryside from aspects of the property.

Accommodation comprises;

Front door to entrance hall way with stairs leading to the first floor.

Triple aspect sitting room with lovely views across the garden and open countryside, woodburning stove and double french doors leading out onto the rear terrace.

Kitchen/dining room with Rayburn solid fuel stove, range of floor and wall kitchen units, electric hob, double oven, space and plumbing for a dishwasher and washing machine, walk in pantry and ample space for dining table and chairs, rear lobby leading to rear garden and cloakroom.

The first floor comprises landing with access to loft, airing cupboard with hot water tank and access to bedrooms and bathroom.

The master bedroom offers views over the open countryside and gardens. Similarly, bedroom two looks over views of the countryside and comes with built in wardrobe, bedroom three overlooks rear aspect views of the gardens.



Bathroom with panel enclosed bath and separate shower over, wash hand basin set into vanity unit with cupboards under and w/c, velux skylights.

Externally, the house sits centrally in the gardens of approximately 0.5 acre, detached double car barn with shingle roof and greenhouse.

Electric storage heating, mains electric and water, septic tank drainage.

Off road parking to the front of the house.

No onward chain.

Council tax band D - £2028 per annum

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

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





%epcGraph\_c\_1\_381%

26 Lavant Street, Petersfield,  
Hampshire, GU32 3EF

www.jacobshunt.co.uk  
01730 262744  
properties@jacobshunt.co.uk

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

