





Beautifully presented four bedroom detached family home located within The Village in Petersfield, allowing an easy walk to Petersfield Town Centre, the mainline railway station and the local schools are also within easy reach.

This house has been much improved by the current owner and offers very bright and spacious living accommodation with a south facing, private rear garden. Access to the town centre and mainline station is just a few minutes via foot.

This property is presented to the market in excellent condition throughout and offers the following;

Front door to spacious entrance hallway with stairs leading to first floor landing, under stairs cupboard for storage and access to all downstairs rooms.

Study which is situated to the front of the property overlooking the front garden with sliding glass doors connecting it to a light and airy sitting room with feature gas fire overlooking the pretty rear garden, with double glazed sliding doors opening up onto a patio area.

Spacious dining room with front aspect views and downstairs cloakroom with WC.

Kitchen/breakfast room with views over the rear garden, integrated oven, dishwasher, electric hob and sink. Space for fridge/freezer and washing machine. The kitchen is open plan with a light and leads to a wonderful garden room with vaulted ceiling.

First floor comprises of landing with airing cupboard containing hot water tank and access to all bedrooms.



The Master bedroom is extremely spacious and gives a front aspect view, large fitted wardrobes and a lovely ensuite with shower, WC, wash hand basin and heated towel rail.

Bedroom two has front aspect views, fitted wardrobes and access to the loft.

Bedroom three overlooks the rear garden and also benefits from fitted wardrobes.

Bedroom four has front aspect views.

Contemporary family bathroom with three piece white suite, shower over panel enclosed bath, WC and wash hand basin.

To the side of the house is a private driveway with parking for several cars and access to a private double detached garage.

To the rear of the property is a pretty south facing garden, of excellent size with patio area with space for dining table and chairs and a good size lawned area. There is also access through to the double garage via an external door.

Gas central heating, double glazed windows, mains gas, water and drainage.

Council Tax Band - F - £2930 per annum.

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

JACOBS & HUNT ARE AVAILABLE 7 DAYS A WEEK FOR YOUR

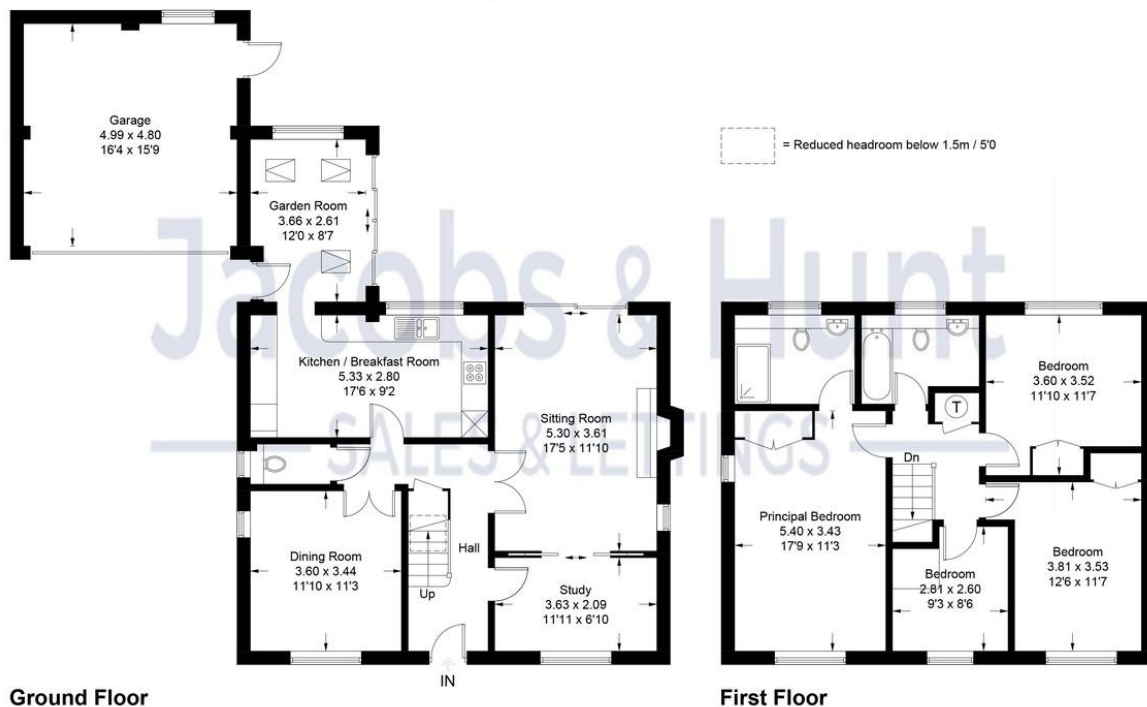


VIEWING CONVENIENCE!



Grenehurst Way, Petersfield

Approximate Gross Internal Area = 149.2 sq m / 1606 sq ft
 Garage = 24.1 sq m / 259 sq ft
 Total = 173.3 sq m / 1865 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID964453)



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

