





This is a lovely, extended four bedroom detached family home, situated in a quiet cul-de-sac in Greatham village which is just a few minutes away from the A3 and just 6 miles from Petersfield. Within walking distance is Greatham Primary School, which is listed by OFSTED as 'Good'. Just round the corner is the very popular Greatham Inn public house.

Bohunt Secondary School is close by in Liphook and The Petersfield School is accessible in the southbound direction on the A3. A footpath opposite the house leads directly into the countryside and the area is synonymous with dog walking, countryside walks and is situated in the heart of the South Downs National Park.

Accommodation comprises;

Front door to entrance hallway, cloakroom with WC and hand basin. Utility room with door to the side and access to the 3/4 size garage/storage room.

Well-fitted kitchen overlooking the front garden with a range of modern floor and wall units, gas hob with extractor fan, integrated double oven with grill, space for dishwasher, wall mounted gas boiler.

Sitting room which sits to the rear of the house, fitted gas fire (currently capped) that would lend itself to a wood burning stove, French doors leading to terrace and rear garden. Arch to dining room that then opens to a study area which overlooks the rear garden. Built in bookcase.



The first floor offers a split landing, access to loft via hatch.

Principal bedroom suite to the front of the house, triple built in wardrobes. Ensuite shower room with shower cubicle, WC, wash hand basin, fitted mirror, wall mounted heated towel rail.

Three further bedrooms, all of very good size.

Family bathroom comprising bath with shower attachment, WC, wash hand basin, window.

Externally, there is a full width, private driveway. The rear garden is a real feature as it offers a much larger plot than a modern built house would normally offer, completely enclosed with a large side garden area too. Patio area with the rest of the garden being lawned. South-facing aspect and non-overlooked.

Gas central heating - double glazed windows.

EPC rating - D.

Council Tax Band E - £2361 per annum.

Mains water, electricity, gas and drainage.

Viewings through the owners sole agents, Jacobs & Hunt, Petersfield.

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Todmore, Greatham

Approximate Gross Internal Area = 122 sq m / 1313 sq ft

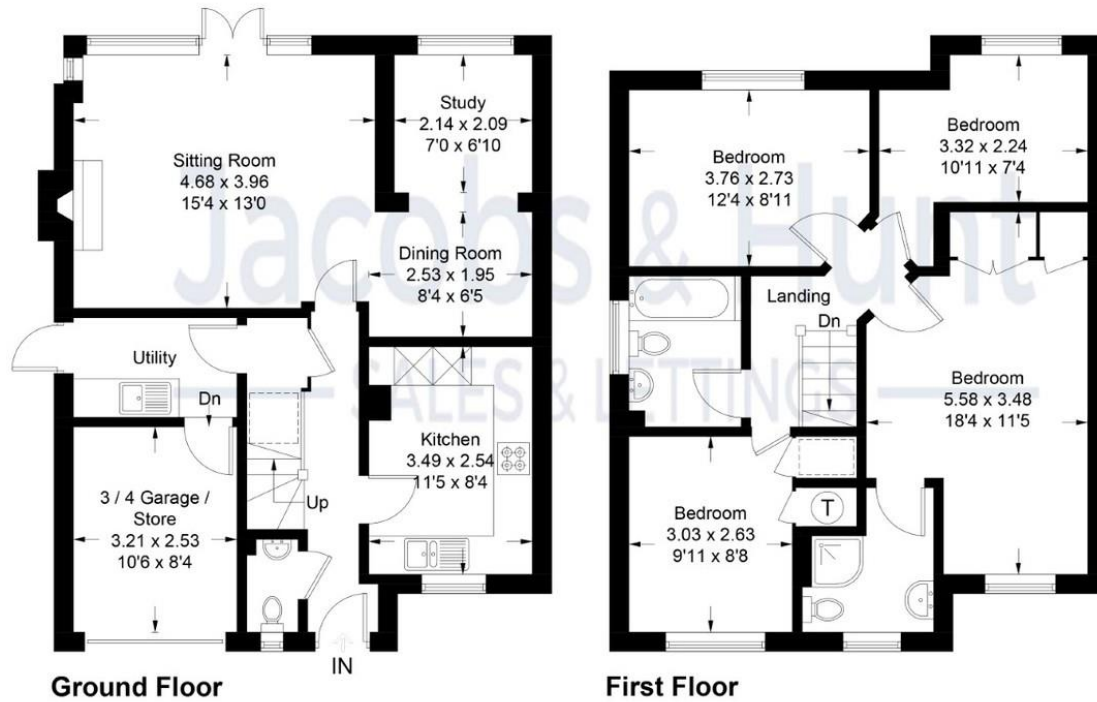


Illustration for identification purposes only, measurements are approximate, not to scale. (ID940426)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 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

