





Tucked away on this quiet lane on the northern edge of Petersfield, is this detached, four bedroom family home that offers a large rear garden and the potential to improve and extend, subject to planning. Within easy walking distance of Petersfield town centre and mainline railway station.

Churchers, Bedales and The Petersfield Schools are all close by.

The house is approached via a private driveway providing parking for several cars that accesses a single garage and a brick built car port that could -subject to planning - be increased as the front garden offers further scope due to it's size.

The front door opens into an entrance hallway, with solid wood, open tread staircase to the first floor, cloakroom/WC and doors to a large, dual aspect sitting room with fireplace and windows overlooking the side and rear gardens, door through to a rear aspect Dining Room. There is a large Kitchen with breakfast bar that leads through to a Family Room with double doors leading to the rear terrace and garden and separate Utility Room.



On the first floor, the large, master bedroom looks over the rear garden and has a three piece ensuite shower room. There are three further double bedrooms which are serviced by a family bathroom.

Externally, the front of the house has a large, enclosed garden which is private from the lane to the front. There is ample scope for extending the brick built garage and car port area - STP - as there is so much space.

The rear garden is a real feature and offers total privacy and is south facing. There is a large, paved terrace, a lovely space to relax, entertain and enjoy alfresco dining, that leads to a mainly lawned garden which has been well maintained and offers many specimen shrubs and plants.

Petersfield and its surroundings are a favourite for families, thanks to the excellent state and independent schools in the area, including The Petersfield School, Churchers College, Bedales and Ditcham Park, serving children of all ages.

Council Tax Band G - £3219 per annum. East Hampshire District Council.

Mains services – Gas, water, electricity and mains sewage.

No onward chain!

Viewing strictly by appointment with Jacobs & Hunt, Petersfield.

WE ARE AVAILABLE 7 DYS A WEEK FOR YOUR VIEWING CONVENIENCE!



Reservoir Lane, Petersfield

Approximate Gross Internal Area
 (Excluding Car Port) 165.7 sq m / 1783 sq ft
 Store = 2.2 sq m / 24 sq ft
 Garage = 15.1 sq m / 162 sq ft
 Total = 183.0 sq m / 1969 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. (ID947924)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 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

