

Jacobs & Hunt

78 PULENS LANE, PETERSFIELD, GU31 4DE
ASKING PRICE OF £695,000





A fabulous chalet bungalow that has been lovingly renovated throughout by the current owners; the versatile space that has been created is a lovely living environment. The bungalow is on a very generous plot with large front and rear gardens.

To the front is driveway parking for multiple vehicles and a generous front lawn, on entrance the front door and porch area have been modernised and creates a great first impression. The porch area has a convenient cloakroom and leads through to a spacious entrance hallway with further inbuilt storage, airing cupboard, utility area, access door to the garage and a modern shower room with w/c and hand basin. The hallway also has access onto the rear garden. The ground floor has been rearranged to provide a larger kitchen diner with modern shaker style units, integrated appliances and a larder. The lounge room has a box bay front window with seating and has had beautiful fire surround and pretty hearth to match the window sill tiles added to the working fireplace. The second reception room is a versatile space that is currently used as a library room and hosts the stairwell to the first floor. To the rear of the house is a spacious room that is being used as a guest room and home office.

The first floor again has been renovated and walls have been moved to create a much more user friendly space which incorporates two further bedrooms and a family bathroom. There is also eve storage to both rooms.

The rear garden is a very impressive space with a large patio and dining space and vast lawn with mature borders. There is a summer house and log cabin.

The property further benefits from an EV Charging point and is being sold with NO ONWARD CHAIN.



Conveniently located within walking distance to Petersfield High Street and railway station. The highly desirable market town has a mainline station which provides frequent services into London Waterloo taking about 67 minutes. The town provides extensive shopping facilities as well as a superb selection of coffee shops, pubs and restaurants. Communications are excellent with the A3 providing fast and direct road access to London, the M25, the international airports of Southampton, Gatwick and Heathrow as well as the south coast.

Within the area there is an excellent range of schools including Ditcham Park between South Harting and Petersfield, Churcher's College and Bedales in Petersfield, St Edmund's and Amesbury at Hindhead. There are also highly regarded state schools nearby including Bohunt School in Liphook, Midhurst Rother College and The Petersfield School.

Sporting facilities are excellent, with racing at Goodwood and Fontwell, polo at Cowdray Park, sailing at Chichester Harbour and golf at Liphook, Hindhead, Cowdray Park and Goodwood. The surrounding countryside is beautiful and provides many excellent opportunities for walking and riding, with an array of wonderful footpaths and bridleways within a short walk or drive.

Gas central heating. Mains water, drainage, and electricity.
Council Tax Band D £2,028

Viewing through Jacobs & Hunt, Petersfield.



78, Pulens Lane, GU31 4DE

Approximate Gross Internal Area = 122.8 sq m / 1322 sq ft
 Outbuildings = 19.5 sq m / 210 sq ft
 Total = 142.3 sq m / 1532 sq ft

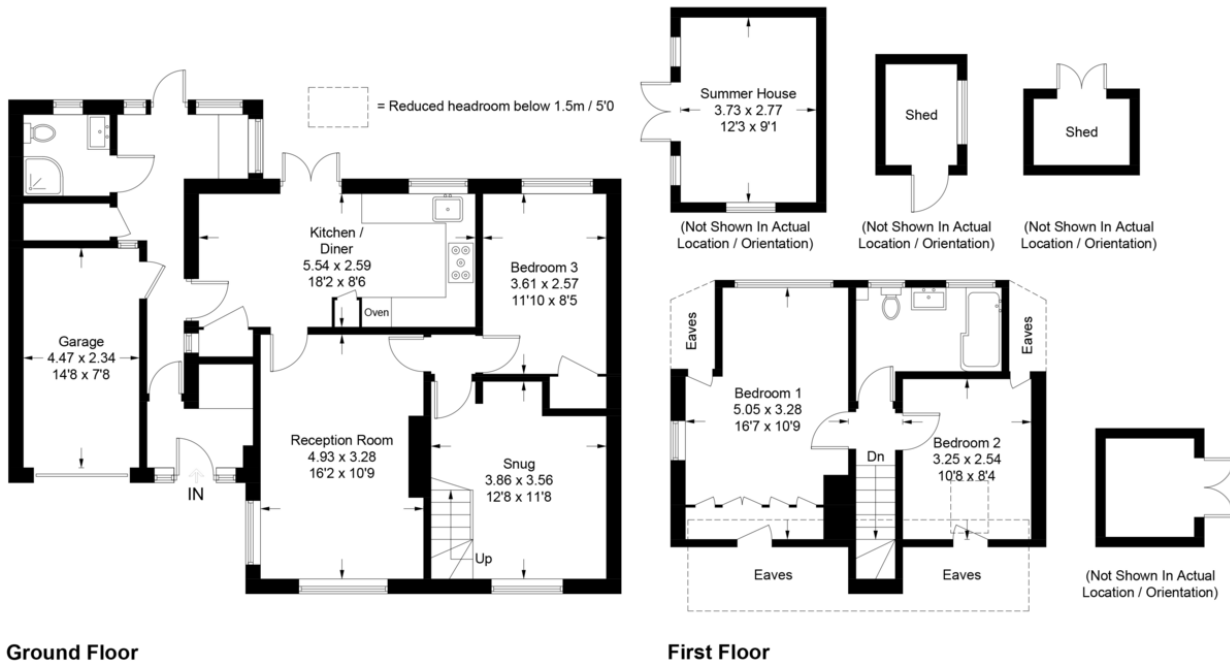


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID990013)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	44 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

