





An excellent opportunity to modernise and extend this versatile three bedroom 1930's house. The property has a substantial rear garden, large front garden and garage and is in very close proximity to The Petersfield School.

On approach you will notice the lawned front garden which could be converted to widen the current long driveway, there is a covered parking space in front of the garage and the garage has a high pitched slate roof, which provides a further storage option.

The entrance has a convenient porch space for added insulation and security, the hallway has both storage and a downstairs cloakroom built in. The double reception room leads from the front to the rear of the house and has a bay window, gas fireplace and double doors onto a conservatory. The conservatory has a tiled floor and double doors onto the vast gardens, there are also fitted blinds to the roof of the conservatory to create a more useable space. The separate kitchen has a dining area a large window to the rear overlooking the gardens, the gas boiler is currently housed in the kitchen and there is a door through to provide access into the conservatory. This circular layout provides a lovely flow to the living environment.



On the first floor there are three generous bedrooms, the principal bedroom is located at the front of the house and has built in wardrobes and a bay window, bedroom two has views over the rear garden and also has fitted wardrobes, bedroom three has a unique layout as there is a doorway through to another room which could be a good dressing room or nursery. The family bathroom has a neutral three piece suite. The loft space has a loft ladder and is currently

partially boarded and insulated but STPP could be an excellent bedroom with ensuite.

A real benefit to this house is the plot size to the rear, there is ample space to create a lovely garden, there is currently rear access into the garage, a summer house and storage shed as well as a greenhouse. The garden faces South East.

Additionally the property is being sold with no onward chain.

Petersfield is situated in the heart of The South Downs National Park and offers a variety of amenities in a bustling town centre. Shops include Waitrose, M&S Food, Tesco and there are numerous boutiques, cafes and further shops. The train station provides a direct service to London Waterloo to the north (in approximately an hour) and Portsmouth to the south. The town has many active clubs and societies with golf available at Petersfield and Liphook, horse and motor racing at Goodwood, The Festival Theatre in Chichester, polo at Cowdray Park and sailing along the South Coast. There are many popular schools in the area including Churcher's College, Bedales, Ditcham Park and The Petersfield School.

Council Tax Band E - £2,479 per annum. East Hampshire District Council.

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

For more information on the fabulous home please contact Jacobs and Hunt.

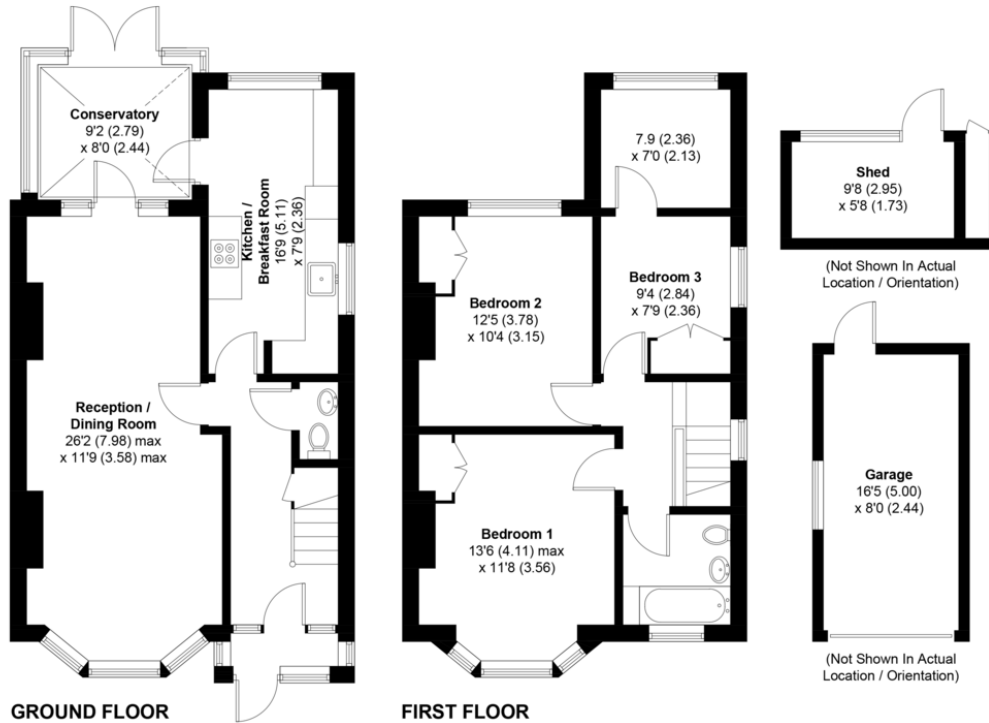


## 88, The Causeway, GU32 4JS

APPROXIMATE GROSS INTERNAL AREA = 1155 SQ FT / 107.3 SQ M

GARAGE / SHED = 187 SQ FT / 17.4 SQ M

TOTAL = 1342 SQ FT / 124.7 SQ M



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1015619)

Produced for Jacobs & Hunt - Petersfield

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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



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