





A fabulous opportunity to purchase a well presented and versatile detached bungalow set within a quiet cul-de-sac backing onto Rotherlands Nature Reserve.

To the front of the house is a matured bordered front garden with driveway parking for multiple vehicles, there is also a single garage that is separate to the bungalow. On entrance the wide hallway leads through the property and has built in storage. To the front of the house are two double bedrooms with built in storage. The versatile layout could accommodate a third bedroom, but the current owners utilise this room as further dining room, this room is to the rear of the bungalow and is accessible from the kitchen. The main reception room has double doors onto the gardens. There is generous sized bathroom with neutral three piece suite, there is also a second shower room with w/c.

A huge selling point to this lovely home are the extensive gardens which hold lots of potential of the avid gardener. There are two patio areas and there has recently been a double glazed home office added for an extra work from home area. At the rear of the garden is a gate onto Rotherlands Nature Reserve for excellent walks.



A further benefit to this excellent property is the potential to extend with options to extend into the loft and to the rear of the house you have a fantastic opportunity to create a substantial living space (STPP).

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 in just over an hour. The town provides extensive shopping facilities as well as a superb selection of coffee shops, pubs and restaurants. Transport links 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. 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, 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.

All windows and external doors, are fully double glazed.

Gas central heating. Mains water, drainage, and



electricity.

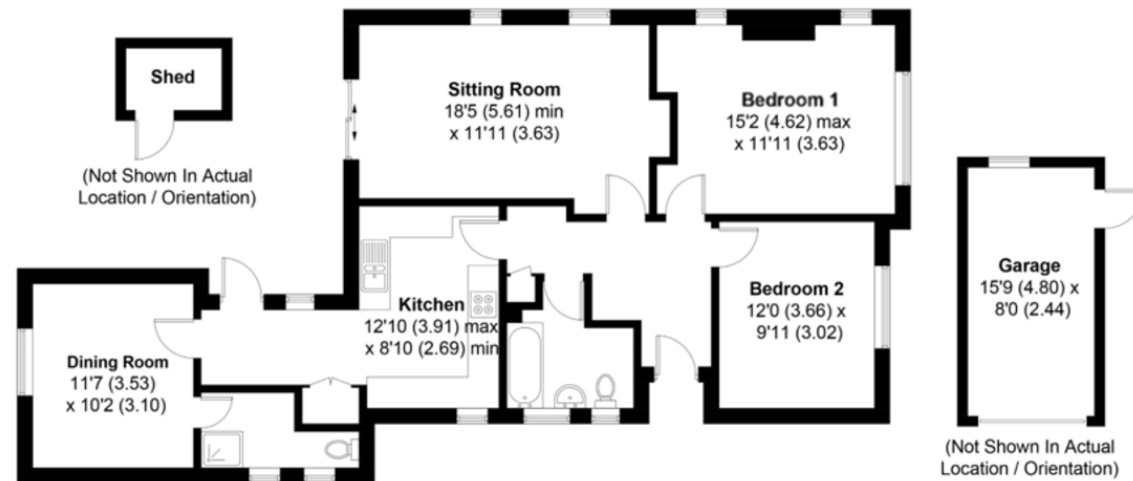
Council Tax Band E £2,479

Viewing through Jacobs & Hunt, Petersfield.



7, Geddes Way, GU31 4DJ

APPROXIMATE GROSS INTERNAL AREA = 1026 SQ FT / 95.3 SQ M
 GARAGE = 126 SQ FT / 11.7 SQ M
 SHED = 24 SQ FT / 2.3 SQ M
 TOTAL = 1176 SQ FT / 109.3 SQ M



GROUND FLOOR

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 (ID1017410)

Produced for Jacobs & Hunt - Petersfield



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	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

