





A rare opportunity to purchase a Detached Bungalow with a plot size in the region of half an acre, situated on a quiet cul-de-sac location within 1 mile of the town centre of Petersfield.

The grounds are accessed via a five bar entrance gate and sweeping driveway which provides ample off street parking. There is a double length garage to the left of the property which has recently had an electric fob operated rolling door fitted.

The bungalow has been extended by the current owners, which has created a second reception room, an additional shower room and a larger hallway. The main reception room has a gas fireplace and double doors onto the spacious patio area. The second reception room is divided by folding wooden doors to enable a larger open space if you desire, currently this room is a large dining room. The modern stylish kitchen has a breakfast bar, built in appliances and ample storage, there is also a very handy utility room that has been added to the bungalow and is separated by a barn style door.



To the front of the house are two equal sized double bedrooms, there is also a third room which is a single room or a great home office space. The rooms are serviced by a neutrally tiled bathroom and a further shower room.

A large attraction to this beautiful home are the rear gardens, there is a large patio area and a vast expanse of lawns with pretty and mature borders. There is also a large shed to the rear boundary. The property holds excellent potential to extend both to the rear and up into the loft space.

The bungalow is 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.

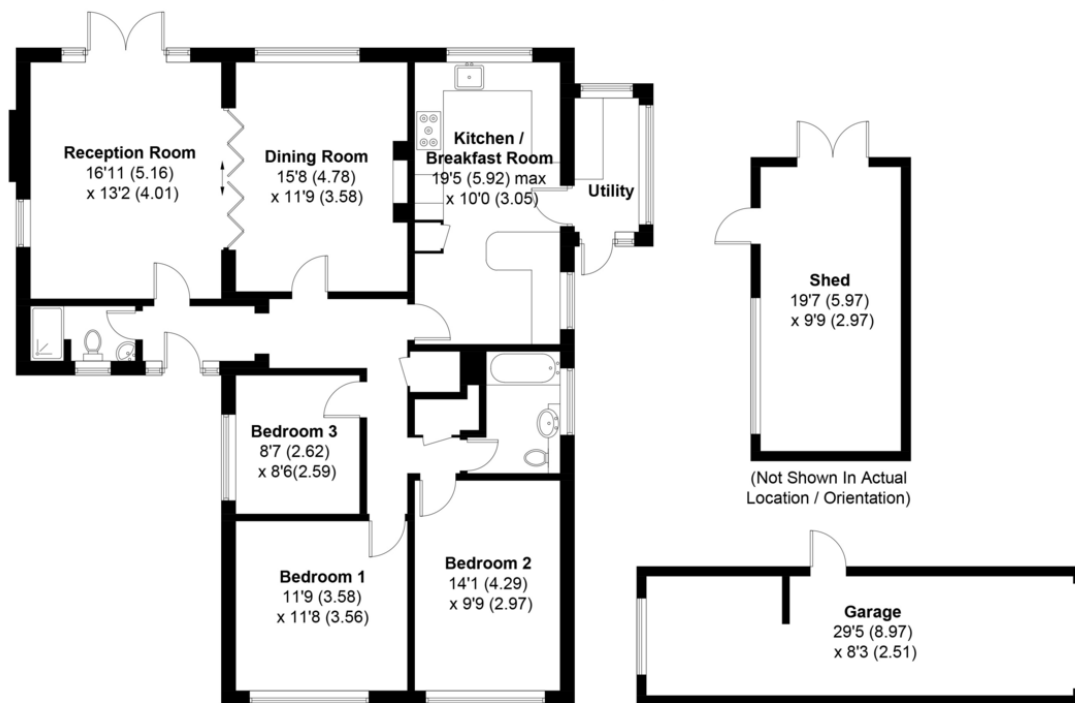
Council Tax Band E £2,479

Viewing through Jacobs & Hunt, Petersfield.



11, Rother Close, GU31 4DN

APPROXIMATE GROSS INTERNAL AREA = 1307 SQ FT / 121.4 SQ M
 GARAGE / SHED = 429 SQ FT / 39.9 SQ M
 TOTAL = 1736 SQ FT / 161.3 SQ M



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 (ID1018839)
 Produced for Jacobs & Hunt - Petersfield

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 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 and 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

