





A unique and versatile two double bedroom freehold house, set within the ever popular Herne Farm Location of Petersfield. Offering a garage and off street parking and being sold with no onward chain. Further information from Jacobs and Hunt

A unique and versatile freehold house set within the heart of the ever popular Herne Farm development in Petersfield.

The layout of the house offers fabulous versatility due to the fact there is two double bedrooms one to the ground floor and one to the first floor. The ground floor includes a cloakroom within the entrance hallway, to the front of the house is a spacious double bedroom which could be a great home office or second reception room. The lounge has a dining area and is semi open plan to the modern kitchen. The house flows very well due to an extension to the rear in the form of a large conservatory/sun room, the conservatory does have gas central heating so can be used all year around but the option is there should you want to close the room of via double glazed doors.

The first floor has good storage to the landing area and a neutral shower room to the rear, there is also another large double bedroom.

The rear garden is mainly paved and also has a raised decked area and storage shed, there is also a rear access gate to the off street parking and private garage.

A further benefit to being part of the Herne Farm lifestyle is having residents only access to a private swimming pool, squash courts and a price reduction on booking Herne Hall.

Lower Wardown 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, including the conservatory, are fully double glazed.

Gas central heating. Mains water, drainage, and electricity.

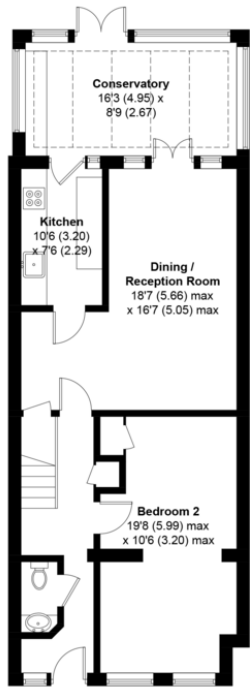
Council Tax Band C £1,803

Viewing through Jacobs & Hunt, Petersfield.

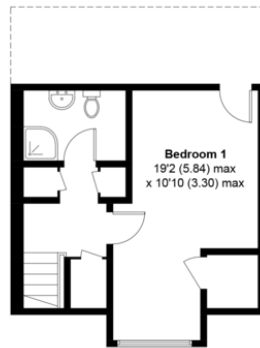


# 15 Lower Wardown, Petersfield GU31 4NY, Lower Wardown, GU31 4NY

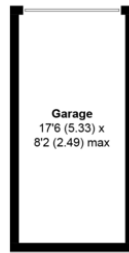
APPROXIMATE GROSS INTERNAL AREA = 1116 SQ FT / 103.7 SQ M  
 OUTBUILDINGS = 187 SQ FT / 17.4 SQ M  
 TOTAL = 1303 SQ FT / 121.1 SQ M



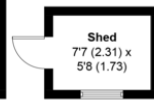
GROUND FLOOR



FIRST FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 88 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 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 (ID1020580)  
 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

