





A stunning home in the much appreciated location of Buckmore Avenue, Petersfield, which has been very much improved by the current owners who now wish to downsize within the area.

The property is beautifully presented and the level of improvement throughout the house is a credit to the owners. Featuring a private, yet sunny, west facing garden with outside eating and entertainment area.

The house is located within easy walking distance of Petersfield town centre and the mainline railway station with links to Waterloo within the hour. Petersfield is a lovely Hampshire market town within the South Downs National Park and offers top class restaurants and shopping facilities with Portsmouth just 18 miles to the south and Guildford 27 miles to the north.

Accommodation comprises;

Double glazed entrance vestibule which leads to the internal hallway, WC, storage cupboard, stairs to the first floor.

To the front aspect is the Snug/TV room.

Adjacent is the wonderfully vibrant, re-fitted kitchen/dining room with a range of gloss white units with contrasting granite worktops, gas range cooker, integrated microwave, dishwasher, wine cooler and coffee machine. LED lighting throughout. Door leading to rear garden.

Sitting room with French doors to the rear garden. Fitted bespoke wall unit with integrated feature electric fireplace.



Off the hallway is a utility room with sink, space for washing machine and tumble drier, skylight. Door leading to the workshop being 21 feet in length with lighting and multiple power points, window, door to rear garden and door to front driveway.

The first floor offers a large, bright landing with cupboard.

The master bedroom overlooks the rear garden and offers built-in wardrobes and drawer units and a re-fitted ensuite shower room.

There are three further good sized bedrooms, two with built-in wardrobes and a family bathroom.

Externally, the front of the house offers a large tarmac driveway with side access to the rear of the house.

The rear garden is a real feature of the house, being very private with mature, established beech hedging with a westerly aspect and backing onto open countryside. There is a full width patio which leads to a lawn and then a raised entertaining/ding area with BBQ and substantial pergola.

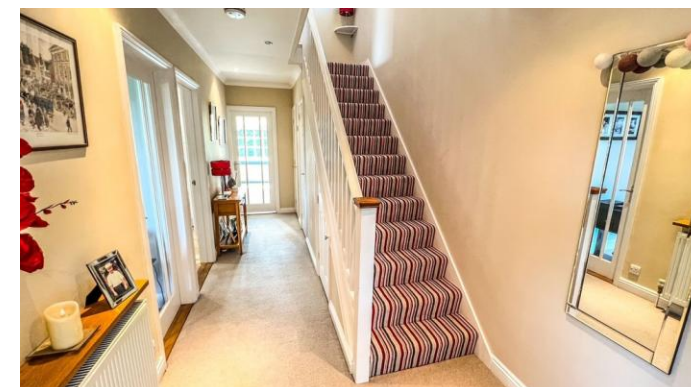
Alarm and CCTV systems.

Council Tax Band F - £3068 per annum.

Double glazed throughout, gas central heating.

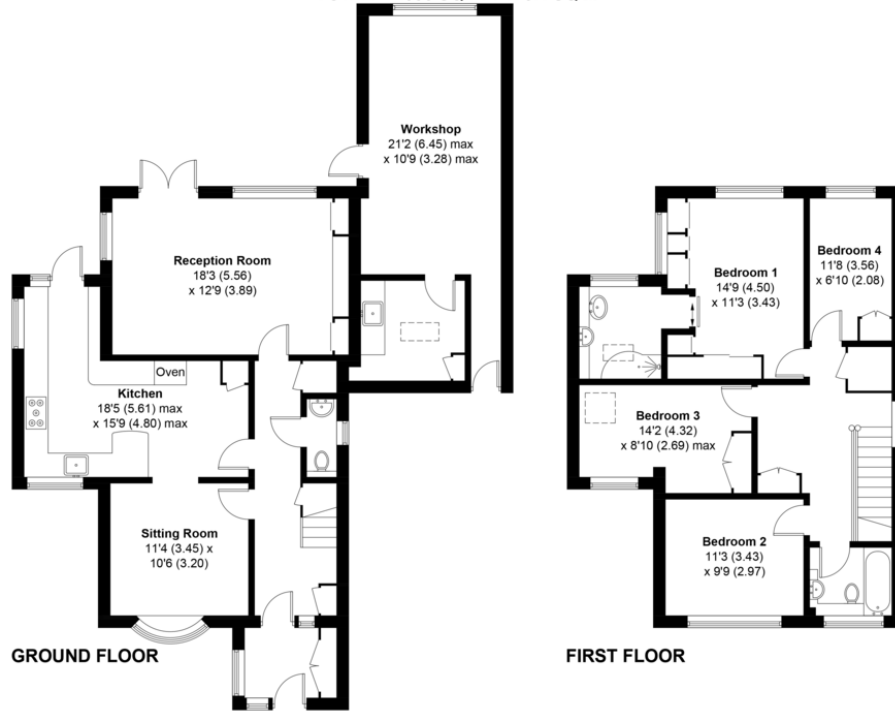
Mains gas, water, electricity and sewage.

Viewing through the Vendors Sole Agents, Jacobs & Hunt, Petersfield.



14, Buckmore Drive, GU32 3EG

APPROXIMATE GROSS INTERNAL AREA = 1551 SQ FT / 144.1 SQ M
 OUTBUILDING = 337 SQ FT / 31.3 SQ M
 TOTAL = 1888 SQ FT / 175.4 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 Emzco Marketing (ID1095188)
 Produced for Jacobs & Hunt - Petersfield

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

26 Lavant Street, Petersfield,
 Hampshire, GU32 3EF

www.jacobshunt.co.uk
 01730 262744
 properties@jacobshunt.co.uk

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

