

**Jacobs & Hunt**

**3 COPSE CLOSE, PETERSFIELD, HAMPSHIRE, GU31 4DL**  
**ASKING PRICE OF £895,000**







A rare opportunity to purchase a substantial family home, offering over 2100sq ft of living space and set within a cul-de-sac location close to excellent schooling, mainline railway station and Petersfield Market Town.

On approach you will notice a wide front driveway with space for multiple vehicles and a double length garage. On entry to the house you are greeted by a long hallway with built in storage and staircase access. To the front of the house are two very versatile rooms of good size. Currently they are utilised as a large office and a snug but could double as a nursery or dining room. There also a downstairs cloakroom with utility space. To the rear of the house is the main lounge which is 17'5ft x 16'9ft so offers a fabulous entertainment space and has triple fold doors onto the rear garden. There is also a kitchen/dining room which also offers access onto the garden.

The first floor has been extended to give a larger primary bedroom with an en-suite shower room, there are three further bedrooms all of good size and a family bathroom. Its also worth mentioning the current owners had previously had planning permission to create a fifth bedroom over the flat roof of the main lounge. The landing houses an airing cupboard and has access into a insulated loft storage area.

The rear garden is an extensive space with lots of scope to design and landscape. Currently there is a decked area, a patio dining space and an expanse of lawn and mature borders and has fields and a nature reserve to the rear. Houses along the road have been further extended to create a larger internal footprint, so there is further scope to add value should you desire.





Conveniently located within walking distance to Petersfield High Street and mainline railway station and Churcher's College. The highly desirable market town has a mainline railway station with links from Portsmouth Harbour to London Waterloo. 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, both within the town with a very active and social football and rugby club, two golf courses, a sports centre with indoor swimming pool and Petersfield Lido. There are also excellent local activities such as racing at Goodwood, polo at Cowdray Park, sailing at Chichester Harbour and golf at Liphook, Hindhead, Cowdray Park and Goodwood. The surrounding countryside is set within the Southdowns National Park and 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.

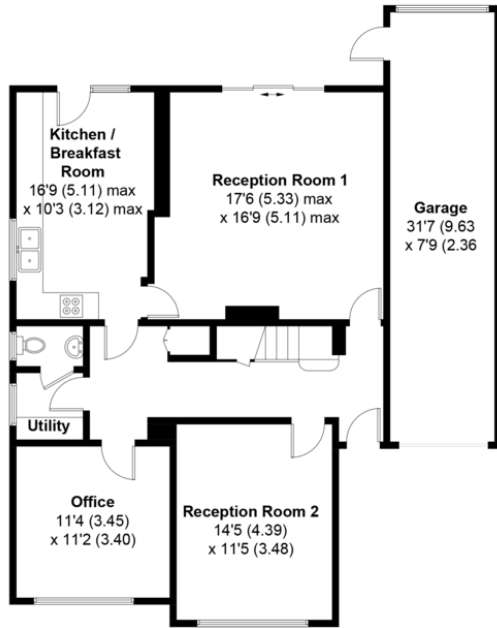
Council Tax Band F £2,930

Viewing through Jacobs & Hunt, Petersfield.

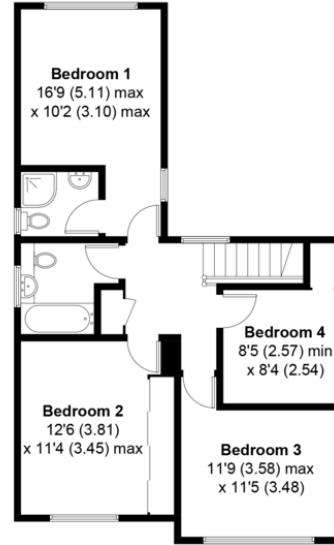


### 3, Copse Close, GU31 4DL

APPROXIMATE GROSS INTERNAL AREA = 1652 SQ FT / 153.5 SQ M  
 OUTBUILDINGS / GARAGE = 493 SQ FT / 45.8 SQ M  
 TOTAL = 2145 SQ FT / 199.3 SQ M

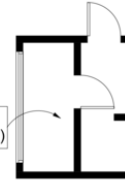


**GROUND FLOOR**

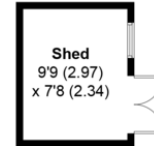


**FIRST FLOOR**

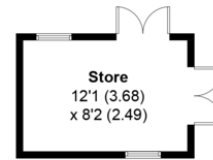
9'6 (2.90)  
x 3'9 (1.15)



(Not Shown In Actual  
Location / Orientation)



(Not Shown In Actual  
Location / Orientation)



(Not Shown In Actual  
Location / Orientation)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 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 (ID1037194)  
 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

