





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 are two double bedrooms, one to the ground floor and one to the first floor, giving you options as to the use that suits your circumstance.

The ground floor has a spacious entrance hallway with built in storage. To the front of the house is a generous double bedroom which could also be a great home office or second reception room. The lounge is L-shaped and has a dining area. The kitchen is a galley style with double glazed door onto an additional room which is currently used as a boot room/gardeners room, but potentially could be a good utility room.

The first floor has good storage to the landing area with three cupboards, one which houses the combi boiler, there is a modern bathroom to the rear, the larger of the two bedrooms is on the first floor and offers an excellent space with further built in storage.



The rear garden is laid lawn and mature borders and a lovely private space. 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.

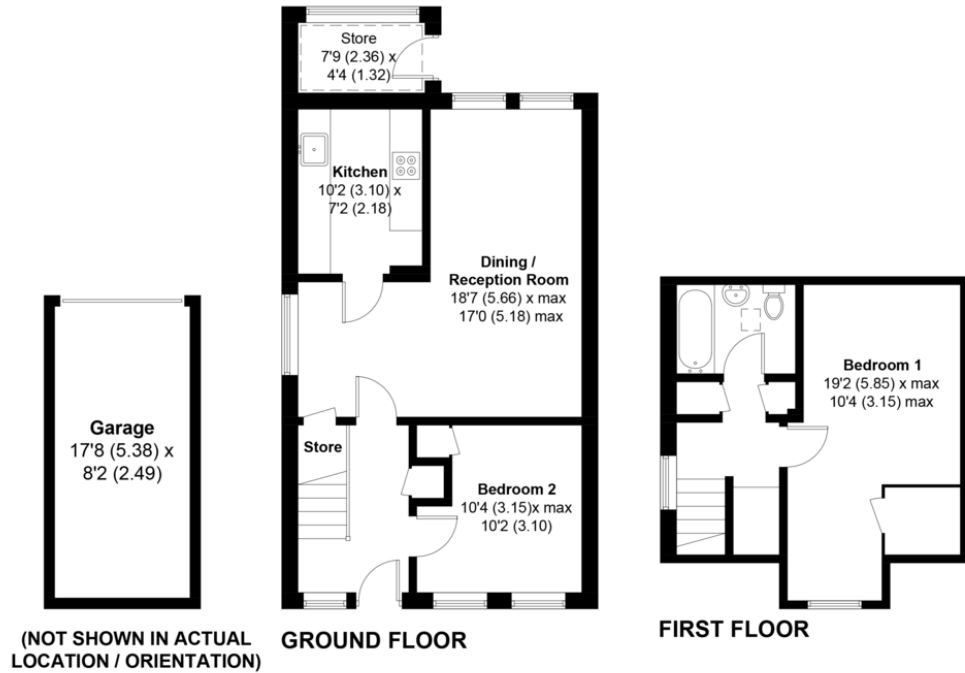
Gas central heating. Mains water, drainage, and electricity.

Council Tax Band C £1,803

Viewing through Jacobs & Hunt, Petersfield.



**19, Lower Wardown, GU31 4NY**  
 APPROXIMATE GROSS INTERNAL AREA = 805 SQ FT / 74.8 SQ M  
 STORE = 34 SQ FT / 3.2 SQ M  
 GARAGE = 145 SQ FT / 13.5 SQ M  
 TOTAL = 984 SQ FT / 91.5 SQ M



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	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 (ID1045095)  
 Produced for Jackson - Stops

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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

