





This three bedroom semi-detached house is situated in the beautiful village of Ramsdean, just a few minutes drive from Petersfield.

The house offers large front and rear gardens and overlooks sweeping open countryside to the rear. Requiring some updating, the house offers excellent potential to be a wonderful home.

Accommodation comprises;

Entrance hallway with stairs to first floor.

Sitting room with open fireplace (not tested) Doors through to very large full width double glazed conservatory.

Separate dining room with door to conservatory.

Kitchen leading to outer lobby with LPG boiler for central heating and hot water (not tested) Large workshop alongside.

The first floor offers three bedrooms, bathroom with three piece suite and access to the loft.

The front garden has an exceptionally large garden with path leading to front door. LPG over ground tank (not tested) There is a septic tank in the front garden of 2 and 3 Barrow Hill Cottages which serves all four cottages and the cost of maintaining this is shared between all four cottages. (not tested)

To the rear is a large garden, mainly paved with gravel areas, overlooking open countryside to the rear. The field



directly behind is private and there is no access across it.

On road parking.

Council Tax Band - E £2596

Mains water. Septic tank shared across four properties for sewage, mains electricity (not tested), LPG tank and boiler for central heating and domestic hot water.

No onward chain.

Viewings through the Vendors sole agent, Jacobs & Hunt, Petersfield.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	42 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 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

