





Wonderful character four bedroom semi-detached Edwardian family house situated in a quiet lane in Greatham Village, adjacent to open countryside with adjacent car parking.

The house is within an easy walk of the village pub, village hall and recreation grounds and Greatham Primary School. Set within the South Down National Park, there are country walks right on your doorstep! Liss mainline station is just two miles away.

The house has been extended and much improved over the past few years and now offers a bright and spacious family home with two private and well enclosed gardens.

The ground floor comprises an entrance hall, sitting room with wood burner, spacious dining room with wood burner and French doors to the rear garden.

There is a bright kitchen/breakfast room with door to the rear garden. Also on the ground floor is a bedroom with doors to the courtyard and a three piece shower room.

The first floor has three bedrooms and a bathroom with fantastic views over the gardens and fields to the other side of the lane.

The gardens comprise of a large, enclosed courtyard with paving and raised flower bed area and garden shed with gate leading to the lane. The front garden is totally enclosed and private and laid to lawn with flower bed and hedging. Large timber studio room with light and power - ideal for a children's den or working from home.



Option to extend into the roof space, subject to planning.

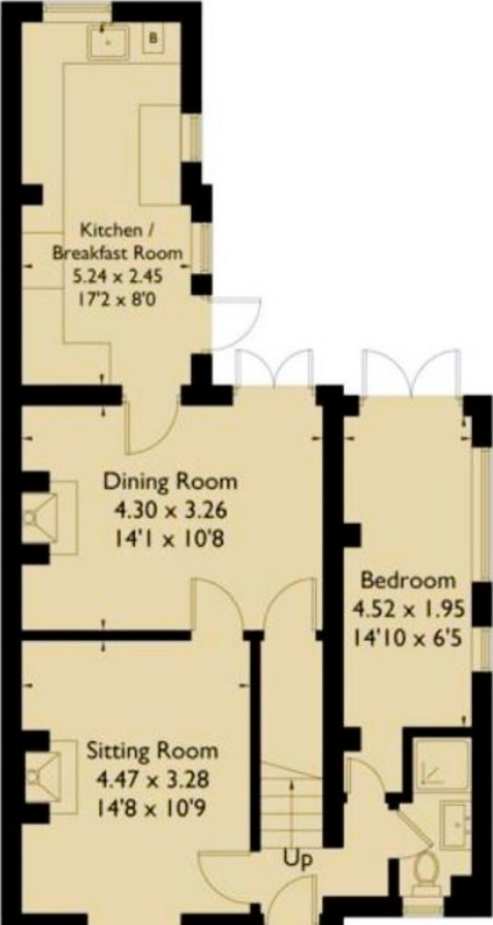
Gas central heating, mains water, sewage and electricity.
Double glazed throughout.

Council Tax Band - D - £2142 per annum.

Viewing through the owners sole agents, Jacobs & Hunt,
Petersfield.

WE ARE OPEN 7 DAYS A WEEK FOR YOUR CONVENIENCE!





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

