





This character two bedroom end of terrace cottage was built around the 1900s and is situated in the heart of Greatham village, part of the South Downs National Park. The house is located on the edge of wonderful walks and woodland and offers a lovely open countryside style of living.

Greatham offers a well thought of Primary School with Ofsted rating of 'Good' and a friendly Public House, the Greatham Inn. The A3 is just a few moments drive away, as is Liss village with its mainline railway station giving access to London Waterloo with a travel time of just 50 minutes.

This is a perfect first time buy, someone who wished to downsize or Buy to Let Investment.

Accommodation comprises;

Entrance hallway leading to inner hallway with stairs leading to first floor.

Character lounge with dining area to one end and then an open-plan kitchen to the rear aspect.

To the first floor and two bedrooms. Large shower room with window to rear. Access to boarded loft with pull down ladder.

Outside, there is a pretty, private and enclosed courtyard garden with garden shed. Brick steps leading to private parking area for 2 cars.

Gas central heating, mains drainage water and electricity.



Council Tax Band C - £1888 per annum.

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

**WE ARE OPEN 7 DAYS A WEEK FOR YOUR VIEWING
CONVENIENCE!**

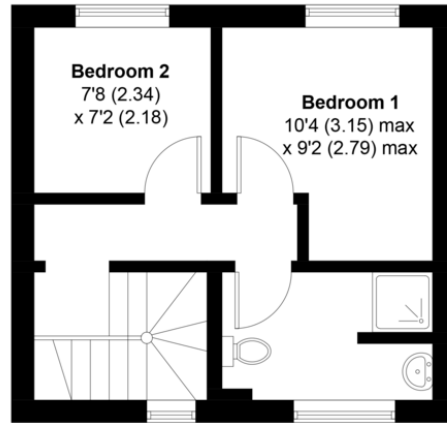


1A Kingshott Cottages, Petersfield Road, GU33 6AB

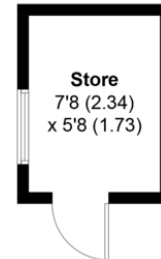
APPROXIMATE GROSS INTERNAL AREA = 588 SQ FT / 54.6 SQ M
 STORE = 44 SQ FT / 4.1 SQ M
 TOTAL = 632 SQ FT / 58.7 SQ M



GROUND FLOOR



FIRST FLOOR



(Not Shown In Actual Location / Orientation)

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 (ID1083179)
 Produced for Jacobs & Hunt - Petersfield

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 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 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

