





Tenure: Share of Freehold

A truly fantastic opportunity to live within a converted Georgian House surrounded by over 7 Acres of communal land and gardens. Little Stodham House was converted into flats in 1952 with 4 flats in the main building and 2 Mews Style properties with their own garages.

Flat 6 or the Coach House as it has been named is a beautiful characterful property with a generous living space that is split over two levels. The ground floor has a spacious entrance hallway with built in storage and a concealed laundry area. This leads to a third bedroom/guest room which is adjacent to a ground floor three piece bathroom, with a shower over the bath.

To the first floor there is a spacious sitting room with a dining area and lovely feature fireplace. The principal bedroom offers an excellent floorspace, walk in wardrobe and an en-suite bathroom. The current owner has cleverly designed an office/study area with views over the communal gardens.

Bedroom two is currently a studio and art room but will accommodate a double bed and has built



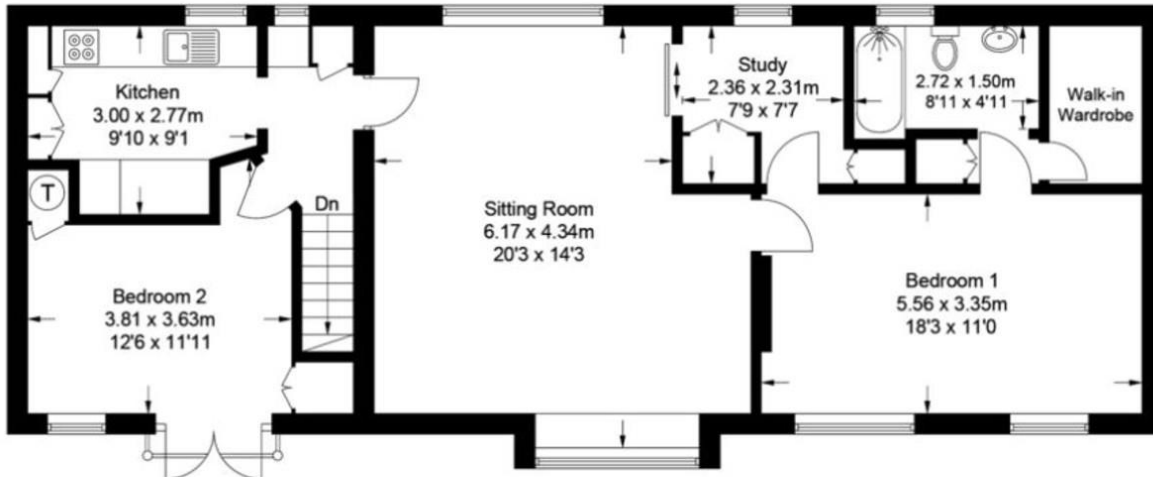
in storage and hand wash basin. The kitchen is in keeping with the style of the property and is of galley design with a very handy pantry and crockery shelving and has a space for a small dining table and chairs. A desirable feature of this home is having the luxury of over 7 acres of communal gardens to enjoy, and you can be as involved in their upkeep as much or little as you desire. Flat 6 further benefits from a share of the freehold and private garage.

Council Tax - Band E

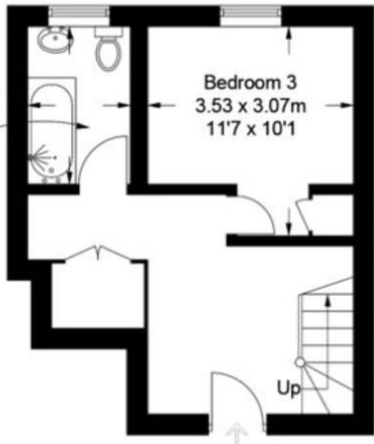
Management Fee - £3813.67 Per Annum



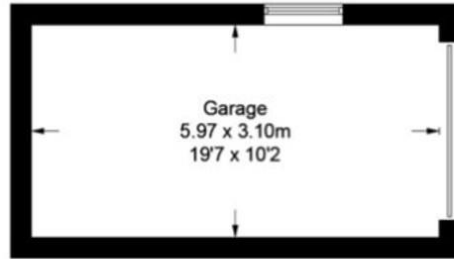
Approximate Gross Internal Area = 117.7 sq m / 1267 sq ft
 Garage = 18.4 sq m / 198 sq ft
 Total = 136.1 sq m / 1465 sq ft



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	43 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

