





A fantastic, spacious family home situated on the Moggs Mead development close to Petersfield town centre. The property has been updated to a bespoke standard by the current owners and is presented beautifully throughout and comes with the added benefit of a garage adjacent to the property with driveway parking for one car and a further private allocated parking space.

The house is within walking distance of Petersfield town centre and benefits from access to the squash court and swimming pool on the residents association (fee applies).

The house has a very pretty front garden. Entrance hall with downstairs w.c. and stairs up to the first floor. The kitchen/dining room is located at the front of the property and has been re-fitted to a high standard with plenty of space for a dining table.

To the rear of the property is a large, full width living room and a double glazed Garden Room which leads out to the rear garden.

On the first floor, there are three good size bedrooms with both the main and second bedrooms benefitting from built in wardrobes. Luxurious re-fitted family bathroom fitted with a three-piece suite with bath and shower over.

Externally, the property has a landscape rear garden with Indian sandstone paving with fully stocked flowering borders. Private and non-overlooked.

The garage - with power - is directly accessible from the rear garden with a private parking space. There is a further allocated parking space in the immediate cul - de-sac



behind.

Council Tax Band D - £2124 per annum.

Small annual charge for Herne Farm Residents Association giving access to the squash court and swimming pool.

Double glazed and Gas central heating.

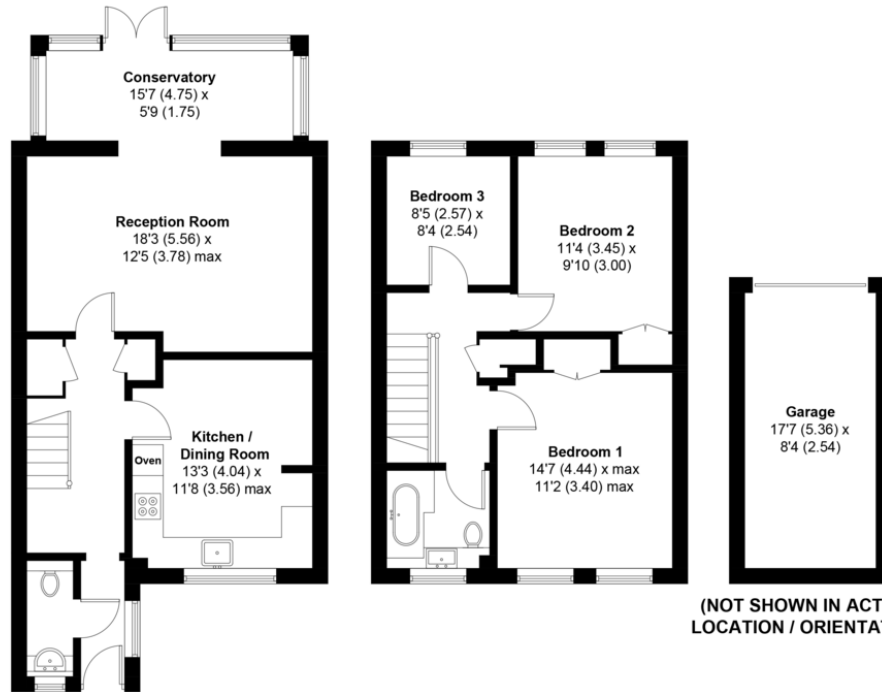
Viewing through the Vendors Sole Agent, Jacobs & Hunt, Petersfield.

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31, Butser Walk, GU31 4NU

APPROXIMATE GROSS INTERNAL AREA = 1108 SQ FT / 102.9 SQ M
 GARAGE = 146 SQ FT / 13.6 SQ M
 TOTAL = 1254 SQ FT / 116.5 SQ M



(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 (ID1113484)
 Produced for Jacobs & Hunt - Petersfield

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		

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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 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

