

**Jacobs & Hunt**

8 MONKS ORCHARD, PETERSFIELD, HAMPSHIRE, GU32 2JJ  
ASKING PRICE OF £1,100,000





Lovely, four bedroom detached family home in Monks Orchard, Petersfield – one of the most sought after locations - with easy pedestrian access to Petersfield town centre and the railway station. The house offers four separate reception rooms and scope for further extension subject to planning.

The house offers a large lawned frontage with hedging and a private, good size rear garden on a wide plot.

No onward chain.

The accommodation comprises of;

Entrance hallway with stairs to first floor, understairs cupboard and ground floor shower room.

Double aspect living room with open gas fireplace, sliding patio doors to conservatory with French doors to rear garden, double glazed with double glazed roof.

Large dining room overlooking the front lawn.

Well fitted kitchen with breakfast bar and seating for 4 people, views over the rear garden.

Study overlooking front garden. Separate utility room with door leading to double garage with up and over door.

On the first floor there is a large principal suite with en-suite shower room and built-in wardrobes. Bedroom two has double built in wardrobes, bedroom three has a hand basin and bedroom four overlooks the front garden.



The rear garden is a particular feature of the property being private with good space to either side of the house. Large terrace area and a wealth of shrubs and plants throughout.

Integral double garage with driveway parking.

No onward chain.

Gas central heating, double glazed windows, mains water and drainage.

Council Tax Band - G - £3539 per annum.

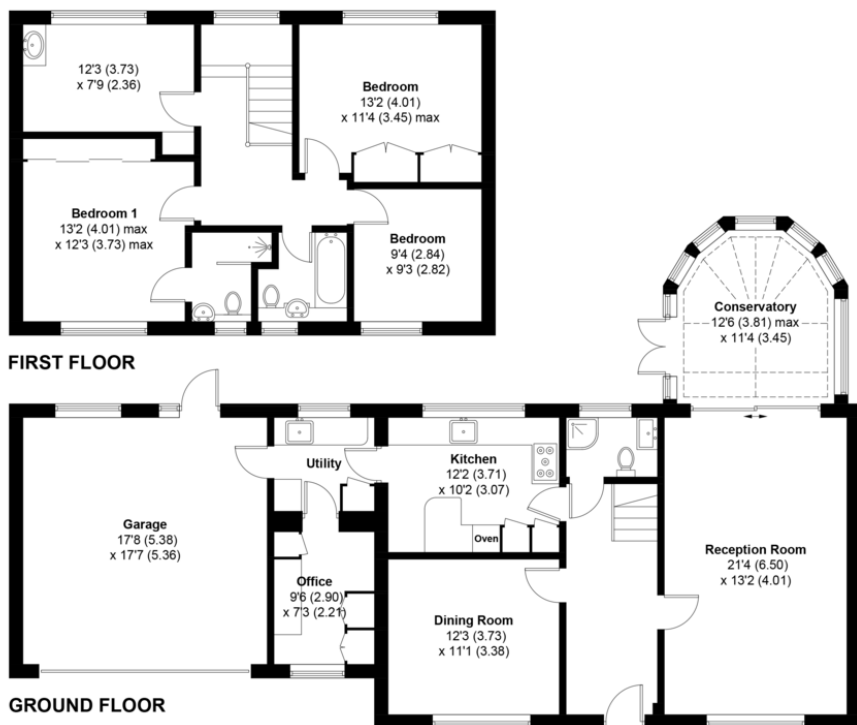
All enquiries through Jacobs & Hunt, Petersfield.

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



## 8, Monks Orchard, GU32 2JJ

APPROXIMATE GROSS INTERNAL AREA = 2015 SQ FT / 187.2 SQ M



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 (ID1130760)  
 Produced for Jacobs & Hunt - Petersfield

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-10	G		

26 Lavant Street, Petersfield,  
 Hampshire, GU32 3EF

www.jacobshunt.co.uk  
 01730 262744  
 properties@jacobshunt.co.uk

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

