





Located in the sought-after village of Steep, the property is ideally located within easy reach of the well regarded private and state schools, public house, church, and village hall. The market town of Petersfield is just over one mile distant, offering a comprehensive selection of High Street amenities and a mainline railway station serving London Waterloo.

This is a superb two bedroom, semi-detached bungalow, that has been extensively renovated to an incredibly high standard by the current owners. On approach, there is a gravel driveway with parking for several vehicles, and an area of front lawn.

Entering the property, there is a well appointed entrance hallway, that leads to a large, wonderful open plan kitchen/living area with bi-fold doors to the rear garden. The kitchen is modern and has been recently fitted, with built in appliances.

There is a separate large cupboard space to house utilities, alongside two excellent sized bedrooms and a modern fitted shower room.



Outside, there is an abundance of space with a wrap-around lawn and a patio area, ideal for entertaining guests or relaxing. The addition of a garden office/gym provides an extra versatile space and is most pleasing on the eye.

A further excellent feature of this property is the newly installed solar PV system with a 5kWh battery. There has been a great amount of effort invested to support the energy efficient heating system. A heat battery replaces the traditional hot water cylinder helping provide a sustainable,

cost-effective water heating solution. All external windows and doors have too been replaced with new and these too have an excellent energy performance, as well as the roof having been renewed, and insulation brought up to current building regulation standard.

Early viewing is highly recommended, as we feel the property will sell very well.

Council Tax Band C - £1,888P/A.

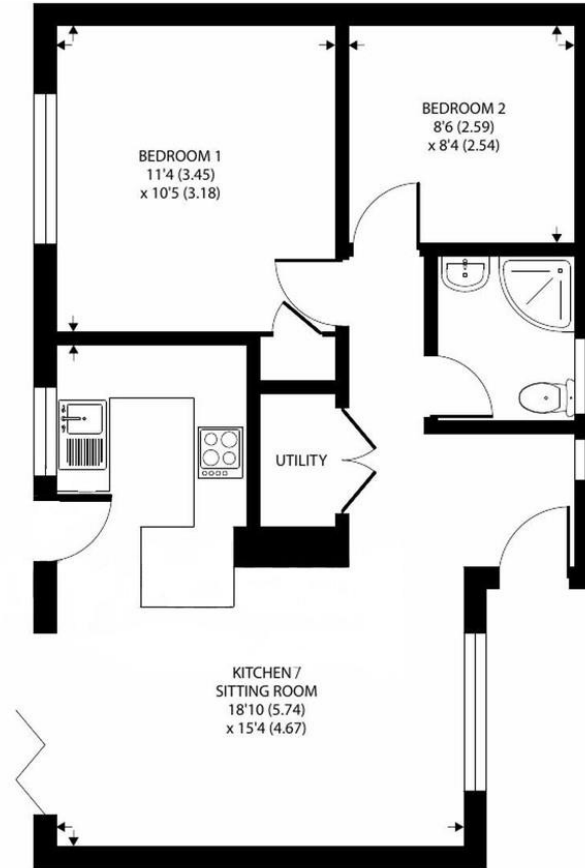
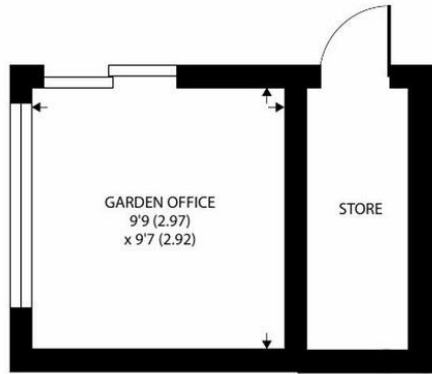
Double glazing throughout.

Mains water, electric & drainage

Viewing through Jacobs & Hunt, Petersfield.

**WE ARE OPEN 7 DAYS A WEEK FOR VIEWINGS!**





GROUND FLOOR



## 28 Hays Cottages, Steep, Petersfield

Approximate Area = 558 sq ft / 51.8 sq m

Outbuilding = 93 sq ft / 8.6 sq m

Total = 651 sq ft / 60.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2024. REF: 1110056

Score	Energy rating	Current	Potential
92+	A		103 A
81-91	B		
69-80	C	77 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



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