





The original part of this wonderful family home is understood to have been built circa 1900, and has been extended and remodelled by the current owner to an excellent standard - now offering over 2200 sq. ft of bright, spacious accommodation.

On approach, there is a shingle driveway offering parking for multiple vehicles. The house has a lovely frontage and an integral garage.

Entering the property, there is a large, welcoming entrance hallway with access to the garage, and a separate utility room, as well as a cloakroom with ample space to fit a shower cubicle if required.

Continue through the property to a lovely, large open reception area with a wonderful brick fireplace with a log burner. This area is just off the kitchen and may be used as an entertainment or dining space. The kitchen/breakfast room is a lovely, bright area with natural light flooding through the two skylights installed by the owner. The kitchen has integrated appliances and a range cooker with extractor hood.

Door to cellar offering a great space.

There is a further family room/sitting room with a log burner and French doors to the rear garden. This room lies adjacent to a separate dining room. The kitchen was previously situated in this location with all pipework remaining in situ, if desired, this could be repurposed to create a kitchen/dining room.

There is a further reception room that could make an



excellent study, with French doors to rear garden.

Upstairs, there is a master suite with a velux window and en-suite shower room at the front of the property. There are four further double bedrooms and family bathroom, with a bath and separate shower cubicle.

The rear garden is a brilliant size, south facing and mainly laid to lawn with a summer house and patio area. This backs on to fields and countryside and truly is a delight. You will note the solar panels on the roof of the property.

Greatham has a primary school, public house and village hall and lies about two and a quarter miles from Liss, which offers more comprehensive facilities as well as a main line rail service on the London Waterloo to Portsmouth line; Even more amenities can be found in the nearby market towns of Petersfield and Alton whilst Liphook with its well regarded schools, cinema and train station is just a short drive away. The village itself is set in The South Downs National Park with the surrounding countryside offering fantastic walking and riding country. The nearby A3 provides good links to Portsmouth, the M27 and the coast to the south and Guildford, the M25 and London to the North

Gas central heating - double glazed windows.

EPC rating - C.

Council Tax Band E - £2596 per annum.

Mains water, electricity, gas and drainage.



Viewings through the owners sole agents, Jacobs & Hunt, Petersfield.



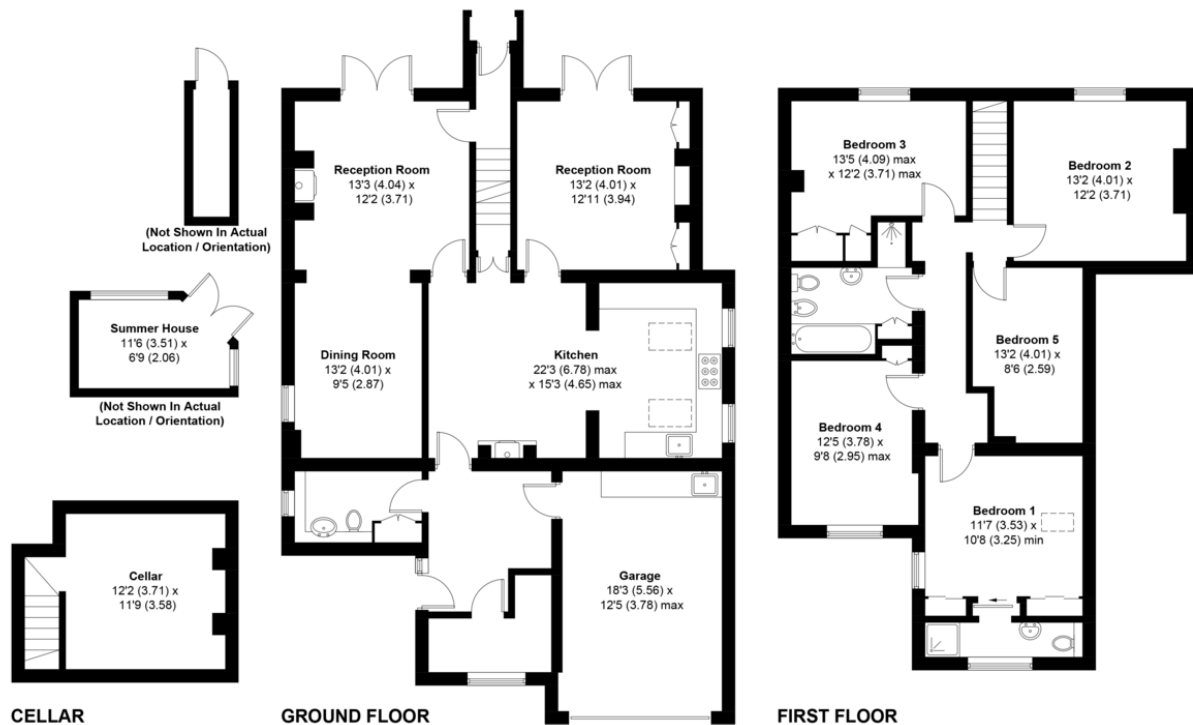
Forest Side Farm House, Longmoor Road, GU33 6AQ

APPROXIMATE GROSS INTERNAL AREA = 2254 SQ FT / 209.4 SQ M

CELLAR = 171 SQ FT / 15.8 SQ M

OUTBUILDINGS = 98 SQ FT / 9.1 SQ M

TOTAL = 2523 SQ FT / 234.3 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 (ID1163892)

Produced for Jacobs & Hunt - Petersfield



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 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

