





A bright and spacious three bedroom semi-detached family size home set in a popular semi-rural village location in the South Downs National Park.

You will approach the property via a pathway adjacent to its lawned front garden and then will enter the property by stepping into the enclosed entrance porch.

A door provides access into the hall with its cloakroom / WC and then a further door opens into the main living-space and this comprises of both separate lounge and dining areas.

The lounge enjoys a front aspect with views towards nearby countryside and features herringbone style wooden flooring.

The dining room provides a window that looks onto the rear garden and also features the herringbone style wooden flooring.

From the dining room you will be able to access the kitchen which is fitted with a wide range of storage units and worksurfaces. Space is provided for domestic appliances and there is a door to the rear garden which is accessed through the utility space which is adjacent to the kitchen.

To the first floor you will find two double bedrooms the front of which also enjoys views over the local countryside. Furthermore there is a single bedroom and fitted bathroom with an overhead shower.

Externally and to the rear of the house the property benefits from a private and fully enclosed lawn garden with patio area and a cabin store set to the rear of the garden.



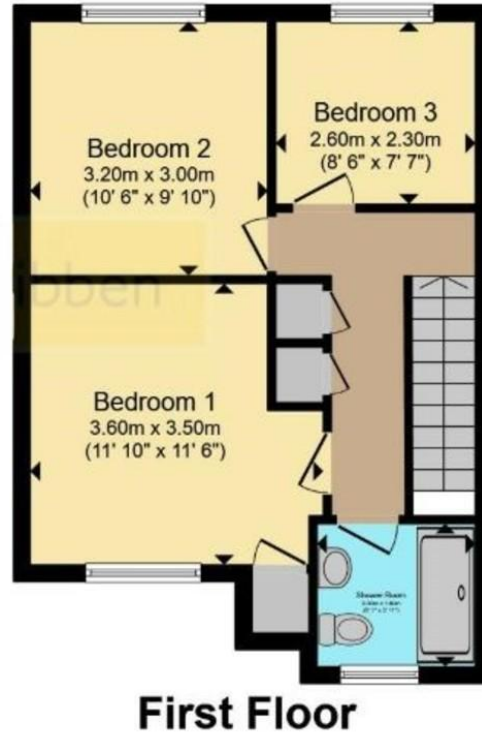
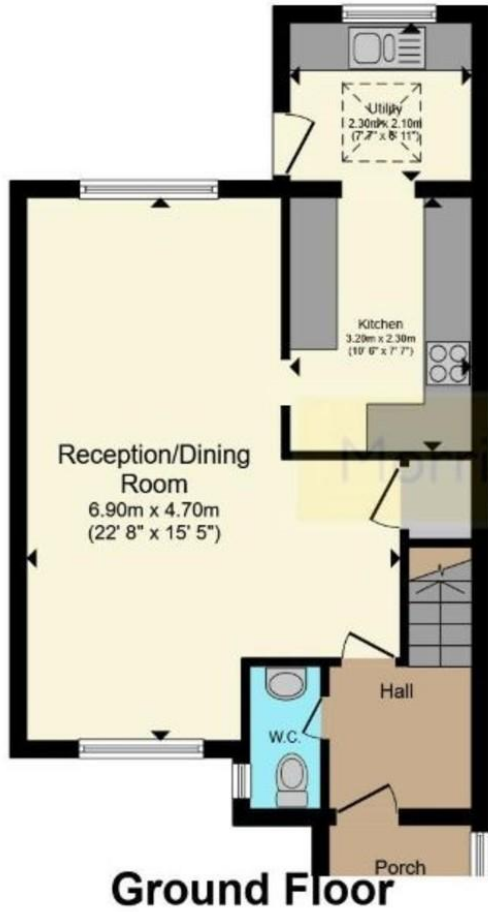
This comfortable home is ideal for those that are looking for a village location yet within a comfortable drive to Petersfield town centre with its wide range of shops and amenities including a main line station. The A3 is easily accessed from Petersfield and provides access to London and the south coast.

Services: Mains electricity, mains water and mains drainage.

Council tax: East Hants District Council. Band C. 2024/2025: £1853.52

Contact Jacobs and Hunt for further information.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		

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

