





This is a rare opportunity to acquire a unique, architect designed property in the centre of Petersfield, which is close to the mainline station with trains to London and within reach of all amenities. The house was built in the mid-sixties and sits in a walled front and rear garden providing privacy and seclusion, with gated driveway, garage and parking for 2/3 cars. Charming throughout.

The first floor accommodation provides three double bedrooms and a re-fitted bathroom with walk-in shower and underfloor heating.

The ground floor comprises an entrance hallway with open-plan wood staircase, re-fitted cloakroom with underfloor heating, large kitchen/diner with gas hob, extractor, integral oven, microwave and fridge/freezer, opening onto a lovely, bright living room with access, via french doors, to the front garden. The entrance hallway also leads to the rear of the house, through a utility room with storage cupboards, washing machine and tumble dryer onto a rear lobby. From here, there is a further good size reception room/study/fourth bedroom, access to the rear garden and via an internal shelved walkway, to a large integral garage with an electric up and over door and a further room at the rear which could be used as a workroom or gym.



Externally, the garden has different areas for seating or outside dining with benches, a greenhouse and a vegetable garden.

Council Tax Band - D - £2,124 per annum.

Mains water and drainage, electricity and gas central heating.

Jacobs & Hunt are open 7 days a week for your viewing convenience!





Illustration for identification purposes only, measurements are approximate, not to scale.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 67 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

