





This bright and spacious property has benefited from much improvement and includes a new front door, Georgian style double-glazed windows throughout and a cosy gas fireplace in the lounge. Yet while the current owners are happy with the size of the property, there is scope to change its layout and enlarge the footprint of the house, subject to the usual permissions.

As you approach the property and pull onto the generous drive, you will be struck by the size of the plot, with its mature, south-facing lawn and well-established planting. The driveway offers ample parking for two vehicles and leads to an integral double garage, which features an up and over door, plus light and power. The garage has benefited by the replacement of its roof.

Gated access to the rear garden is available on both sides of the house, while a larger gate provides access to the second garden off to the left. The owners advise us that while the second garden can't be fenced off, a private space can be created with trees, bushes or a tall hedge around the perimeter of the land. A shed and/or greenhouse can then be erected on the land if needed. The length of fencing separating the two plots of land can then be removed to extend the rear garden.



The garden to the rear of the house is an attractive feature of this property, not only because it has a substantial patio area and a well-kept lawn, but its well-stocked borders are low maintenance. The garden is also fully enclosed, which offers security and seclusion. It is also an inviting space for entertaining or relaxation.

Upon opening the front door to the house, you will be

greeted by a bright spacious hallway with parquet flooring. Off to the left, a stylish cloakroom that has benefitted from recent refurbishment is situated next to the cupboard under the stairs, which contains plenty of space for coats, bags and shoes. Off to the right, a door leads into a double aspect lounge with French doors. The focal point of this spacious room has to be the gas fire, which produces a real flame effect once activated. Not only is it great for heating the entire room, but it has an aesthetic appeal.

From the lounge, double doors open into the dining room. With a little imagination, this room could be incorporated into the kitchen or be turned into a study with partitioning and a door. But as it stands, the dining room serves as another lounge with its own set of French doors opening out onto the patio.

The kitchen is accessed from the dining room and enjoys a view of the rear garden. Not only is this room fitted with a range of storage cupboards, but it also has ample space beneath its worktop for appliances such as a dishwasher and an electric fan oven. While a gas hob and an extractor hood are positioned above. A door to the side provides convenient access to the outside space, while a further door gives access to the integral garage where the Hydrogen-compatible gas fired central heating boiler has been installed by the current owners.

The staircase in the hallway leads up to a galleried landing where there is an abundance of natural light. Here, a loft hatch with a fitted ladder provides access to additional storage space. There are four double bedrooms on this level, all with recessed wardrobe space. The two largest bedrooms enjoy views of the rolling countryside. All



bedrooms are served by the family bathroom, which includes a full-sized bath with an overhead shower, a hand basin, a heated towel rail and a WC. The master bedroom is fresh and inviting, and features an en-suite with a shower, a new wash basin, cupboard and toilet.

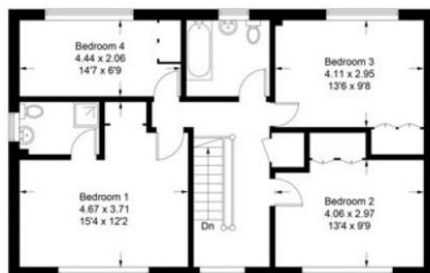
Services: All main services are connected.

Council Tax: East Hants District Council. Band F, £3066.06 for 2024/2025.

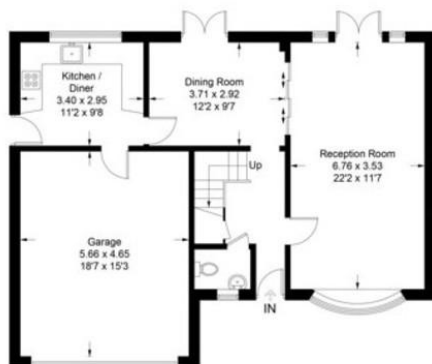


The Ridings, GU33 7RP

Approximate Gross Internal Area = 160.9 sq m / 1732 sq ft
(Including Garage)



First Floor



Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		

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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 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



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