







Built in the early 1900s, this fantastic three bedroom detached house offers wonderful accommodation and has been finished to a very high standard by the current owners. The property is situated in a sought-after town centre location; just a few minutes walk from Petersfield mainline railway, and offers driveway parking for two cars, as well as large, landscaped gardens.

Entering the property, there is a hallway with a front sitting room with a lovely bay window allowing lots of natural light. This room also features an open fireplace.

Continuing through there is a study as well as utility room with w/c. The property also benefits from cleverly fitted under stair storage that serves as a shoe and coat cupboard.

Of particular note is the wonderful, large space to the rear of the property. The current owners have extended to create a fantastic kitchen/diner/family room. The kitchen has been tastefully refitted to a high standard, with a four-ring induction hob with extractor hood, island with composite worktop and ample space for a large dining table. Side door to garden. There is a large seating area to the rear and two skylights ensure the whole space is filled with natural light. Bifold doors to rear garden.

Upstairs there are three bedrooms, the master being particularly generous in size, as well as a family bathroom with a bath and separate shower cubicle.

The rear garden is private, west-facing and has been wonderfully curated by the current owners. There is a large patio to accommodate a large seating area, with raised beds planted with a series of specimen trees. Steps up to a





further seating area that the current owners utilise with a fire pit. A large area is laid to lawn with shed storage to the rear of the garden.

Gas central heating, double glazed windows, mains gas, water and drainage.

Council tax band D - £2232 per annum.

Viewing through the Vendor's sole agent, Jacobs & Hunt.

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## Rushes Road, Petersfield

Approximate Gross Internal Area = 125.3 sq m / 1349 sq ft

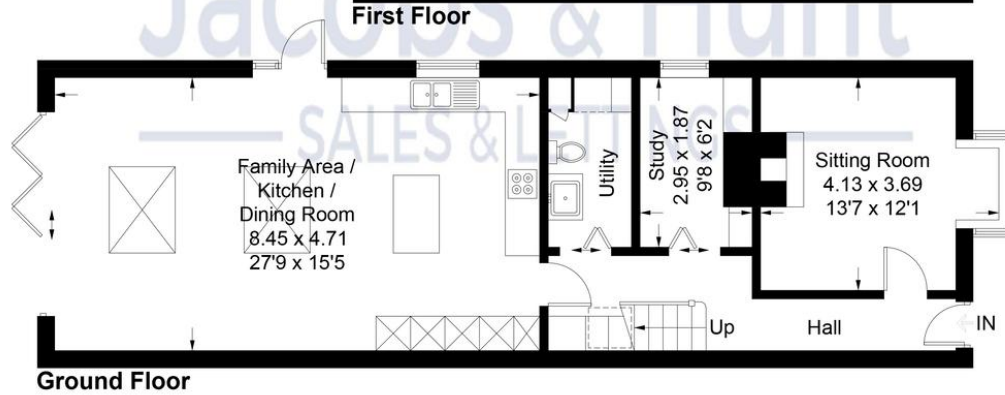
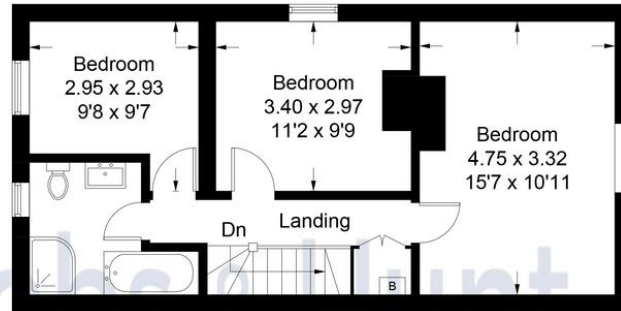


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1195328)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             | 62 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 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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