

**Jacobs & Hunt**

49 RUSHES ROAD, PETERSFIELD, HAMPSHIRE, GU32 3BP  
OFFERS IN EXCESS OF £500,000





A characterful and well-proportioned Victorian semi-detached house, offering versatile accommodation across four bedrooms and a generous west-facing walled garden, situated within comfortable reach of Petersfield town centre and mainline railway station.

An appealing example of Victorian residential architecture, this handsome red-brick semi-detached house presents a rare opportunity to acquire a property of genuine charm and considerable potential in one of Petersfield's most accessible and sought-after residential streets. Retaining much of its original character, the property extends to approximately 1,151 sq ft (107 sq m) of well-considered accommodation arranged over three floors, complemented by a beautifully enclosed west-facing rear garden that lends itself equally well to family life and quiet contemplation.

The ground floor is both welcoming and practical. The sitting room is a particularly inviting space, centred around an original open fireplace with a handsome ornate surround, and benefitting from a broad bay window with a fitted bench seat - a detail that speaks to the period character throughout. To the rear, a separate dining room flows through to the kitchen, with further practical space provided by a utility room and a ground floor bathroom.



The first floor offers three bedrooms, with the principal bedroom and bedroom three served by a well-appointed Jack and Jill shower room - a thoughtful arrangement that offers both convenience and flexibility for family living. On the upper floor, a further double bedroom with an en-suite WC provides scope to add a shower room, and an excellent retreat, equally well suited as a teenager's room, guest suite or home office.

To the front, the property benefits from off-street parking set behind original brick piers and iron gates, with useful side access running alongside the house. The rear garden is a particular highlight - a generous, privately enclosed space of considerable depth, walled to one side in characteristic period brick. Laid principally to lawn with well-stocked borders, a timber garden shed, and early spring planting already in evidence, this west-facing plot catches the afternoon and evening sun to excellent effect.

Rushes Road sits within easy reach of Petersfield town centre, with its broad range of independent shops, restaurants and amenities. Petersfield railway station provides direct services to London Waterloo and Portsmouth, making this an especially practical choice for those with commuting requirements. The surrounding Hampshire countryside, including the South Downs National Park, is readily accessible for those who enjoy outdoor pursuits.



**Approximate Gross Internal Area 1151 sq ft - 107 sq m**

Ground Floor Area 483 sq ft – 45 sq m

First Floor Area 437 sq ft – 41 sq m

Second Floor Area 231 sq ft – 21 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 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

