





Delightful 17th century Grade II listed three bedroom semi-detached character cottage which has been much improved by the current owners over the past few years. This wonderful home is within very easy reach of the town centre and the mainline railway station.

The house, located in Chapel Street, is approached by steps to the front door, leading to an internal hallway. To the left is the Snug with fitted gas fire, panelled walls, built-in storage cupboards and separate cloaks cupboard with stairs leading to the first floor landing.

To the right of the porch is a similar sized sitting room with panelled walls, fitted gas fire and door way leading to a beautifully fitted Kitchen which is just 1 year old.

The kitchen comprises of quartz worksurfaces with a range of Sage Green floor and wall mounted units with ornate mouldings and cornices with built-in electric induction hob, single electric oven and integrated extraction hood. Built in dishwasher and integrated bin storage. Picture window to side of property.

To the rear of the Kitchen is a well-proportioned Dining Room with parquet wood flooring and window to the side aspect.

There is a rear hallway with stable door leading to a covered passage and the back garden.

Off the rear hallway is a separate utility room which houses spaces for stacked washing machine and condenser tumble dryer, built in pull out drying racks and further storage cupboards above and to the side.



Also accessed from the rear hallway is the third bedroom/study with vaulted ceiling, dual aspect windows and cupboard that houses the combination boiler.

Beautifully refitted Shower Room which incorporates double size shower cubicle with built in LED lights and shelving. Wash hand basin with vanity unit. Heated wall mounted mirror, WC. Window, underfloor heating.

On the first floor, there are two very large double bedrooms. The Master bedroom has views over both the front and rear gardens with ample built-in storage cupboards. The second bedroom is also very large with built-in storage.

Externally, there is a pretty front garden with gated access to the rear garden via the side path.

The rear garden is a real feature of the house with an old stock brick path leading to the terrace with ample space for seating and outside dining and entertaining perfect for the warmer months of the year. Lovely and thoughtful selection of shrubs and plants. Garden shed with further space behind.

There is the opportunity to rent a garage and additional parking space very close by at an additional monthly cost, more details on request.

Chain Free

Council Tax Band E - £2479per annum

Mains water, gas, electricity and sewage.



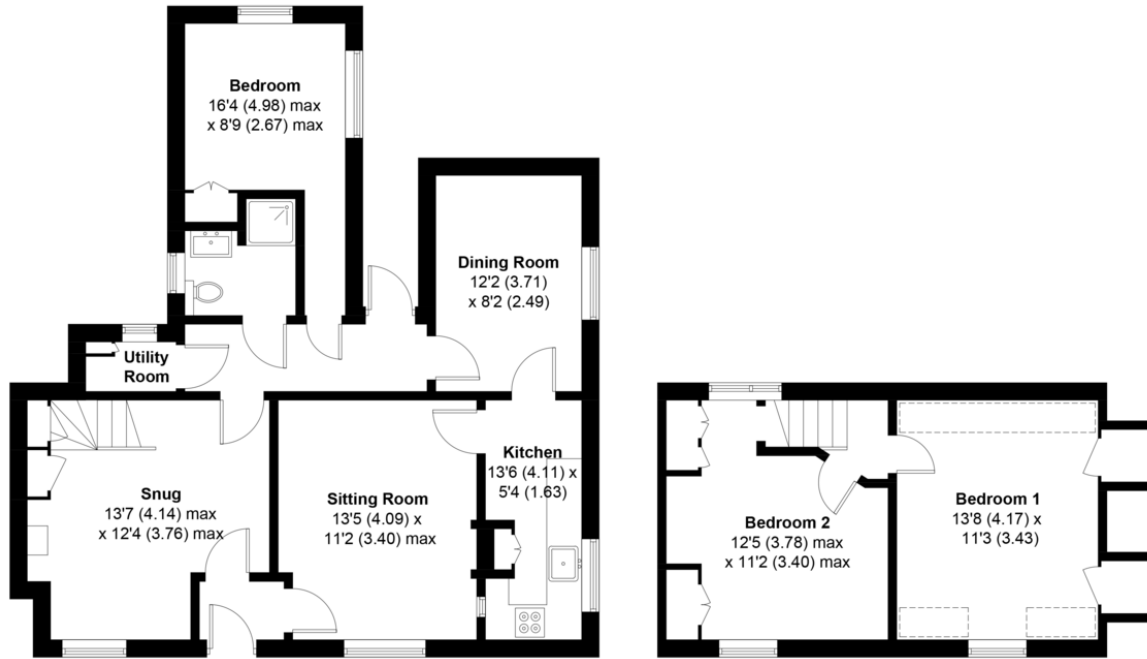
Viewings through the Vendors Sole Agents. Jacobs & Hunt, Petersfield.

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Chapel Street, GU32

APPROXIMATE GROSS INTERNAL AREA = 1096 SQ FT / 101.8 SQ M



GROUND FLOOR

FIRST FLOOR



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1028530)
 Produced for Jacobs & Hunt - Petersfield

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	48 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

