

**Jacobs & Hunt**

8 HOME WAY, PETERSFIELD, GU31 4EE  
ASKING PRICE OF £875,000





Jacobs & Hunt are delighted to bring to market this fantastic four bedroom detached family home on a sought-after no through road, a short, flat walk (circa one mile) to Petersfield town centre and mainline railway station

The accommodation, having been much improved by the current owners, is bright, spacious and well-presented throughout, with ample parking and attractive gardens. The cul-de- benefits from a large communal green area, only accessible by the residents of Home Way, that is within close proximity to the property.

On approach you will note the elevated position of the property on the corner of this popular residential road. Adjacent to a pleasant front garden with an array of shrubs and bushes, there is driveway parking for several vehicles as well as a garage for further parking/storage. On entrance, there is a porch/boot room followed by a large entrance hallway with WC and stairs to first floor.

The sitting room is an excellent size and benefits from a gas fireplace as well as a large bay window, flooding the area with natural light. Double doors lead through to a dining room towards the rear of the property with views to the rear garden.



Adjacent to the dining room a fantastic, modern kitchen/breakfast room with ample space for a large dining table and chairs, as well as a sofa/seating area. The kitchen has been updated with modern appliances with an array of fitted eye and base level units and quartz worktops. Sliding doors open to the patio area and rear garden. Off this room is a utility room with a further hand-wash basin that houses the boiler, washing machine and dryer.

One notable feature of this property is the conversion of the double garage, with half of this space being used to create a further wonderfully decorated Cinema room. Door to attached single garage that offers further storage/parking.

To the first floor is a good size landing with the airing cupboard housing the hot water cylinder tank. A hatch gives access to the loft space.

The principle bedroom is an excellent size with several fitted wardrobes and storage cupboards. Offering a front aspect, this bedroom also benefits from a well presented tiled en-suite shower room.

Bedroom two also benefits from multiple fitted wardrobes and offers a front aspect. The other two bedrooms are both double bedrooms overlooking the rear garden.

There is a lovely family bathroom with tiled walls and bath with shower overhead, WC and hand wash basin.

Outside, the current owners have created a wonderful, landscaped rear garden, with mature borders featuring a wide range of in-set specimen plants, trees, shrubs and bushes. There is a patio area followed by a large area that is laid to lawn. There is a further paved seating area with space for a table and chairs, with a gravel walkway to summerhouse that benefits from afternoon sunshine.

This stunning home is convenient for The Petersfield Heath and Taro Leisure Centre and a stroll into the town centre. Petersfield offers a comprehensive range of day-to-day shops, with a mix of private independent and national

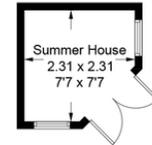
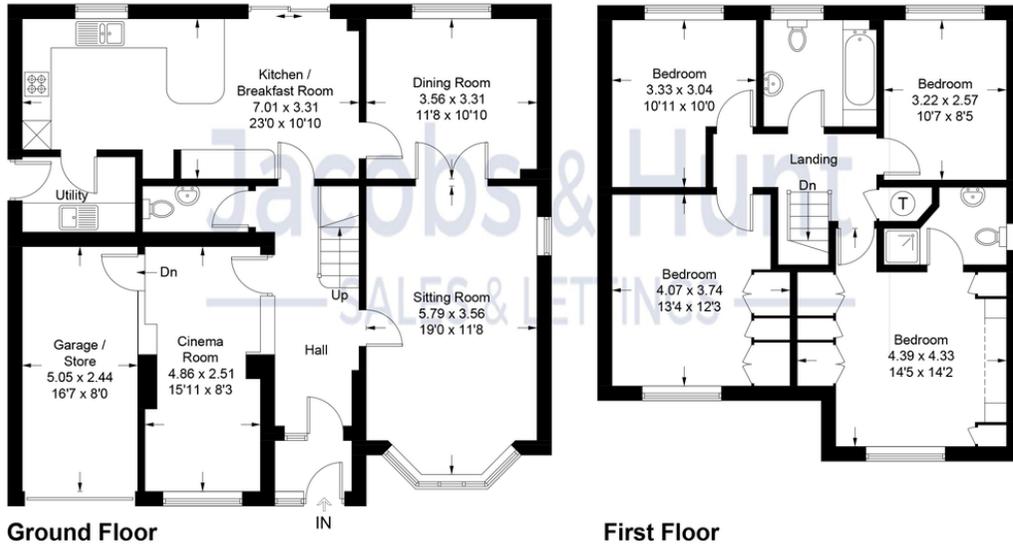


brands, that include Crew Clothing, Waterstones, and Robert Dyas. Supermarkets include Waitrose, M&S Food, Lidl, and Tesco and twice a week the town still enjoys a traditional market held in the Town Square, plus once a month on a Sunday there is an additional Farmers Market. Petersfield mainline railway station is on the Portsmouth Harbour to London Waterloo line and the nearby A3 gives access to Guildford, the M25, London and the South Coast. The area is well catered for leisure and sport facilities, bars, coffee shops and restaurants and being in the South Downs National Park has access to numerous footpaths and



# Home Way, Petersfield

Approximate Gross Internal Area = 168.5 sq m / 1814 sq ft  
 Summer House = 4.6 sq m / 49 sq ft  
 Total = 173.1 sq m / 1863 sq ft  
 (Including Garage)



(Not Shown In Actual Location / Orientation)



Illustration for identification purposes only, measurements are approximate, not to scale. (ID1200276)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 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

