





This wonderful home was built in the early 16th century and attracts a Grade II Listed status. The house has been looked after exceptionally well and improved and refurbished by the current and previous owners. Very bright throughout with fantastic adaptable living accommodation, with a beautiful garden, large, gravelled driveway and double carport.

Accommodation comprises; Entrance hallway with staircase to large cellar. The property continues through to a spacious dining room, with a superb feature fireplace with exposed brickwork. Downstairs WC and wash basin.

Step down to a lovely kitchen with tiled flooring and part tiled walls. Four ring gas hob, space for fridge freezer, washing machine & dishwasher and wonderful stable door to rear garden.

There is a further double aspect garden room/office to the rear of the property, as well as a sitting room with a wood burner and a further study area.

Upstairs, two excellent sized double bedrooms lie adjacent to one another, a store and a large bathroom with separate bath and double shower cubicle. A staircase leads to two further loft rooms, purposed as bedrooms by the current owners.

Outside, a gated, shingled driveway leads to off-road parking for several cars, as well as a double car port. The rear garden is mainly laid to lawn, with a large patio area and planted borders. There is a further area the current owners grow fruit.



This is a rare opportunity to purchase a historic and iconic property on The Spain. Viewing comes highly recommended.

The property is situated in The Spain, just a short walk from The Square in the centre of the town. Petersfield offers a variety of amenities in a bustling town centre. Shops include Waitrose, M&S Food, Tesco and there are numerous boutiques, cafes and further shops. The station provides a direct service to London Waterloo to the north (in approximately an hour) and Portsmouth to the south. The tunnel at Hindhead now provides congestion free travel North along the A3 to Guildford and London. The town has many active clubs and societies with golf available at Petersfield, Liphook and Midhurst, horse and motor racing at Goodwood, polo at Cowdray Park and sailing along the South Coast. There are many excellent schools in the area including The Petersfield School (TPS), Bohunt, Churcher's College, Bedales and Ditcham Park.

Services: Mains water, electricity, gas and drainage.

Council tax - Band F - £3068 P/A

Grade II Listed

Viewing through the agents sole agents, Jacobs & Hunt, Petersfield.

WE ARE OPEN 7 DAYS A WEEK FOR YOUR VIEWING
CONVENIENCE!



30, The Spain, GU32 3LA

APPROXIMATE GROSS INTERNAL AREA = 1379 SQ FT / 128.1 SQ M

BASEMENT = 118 SQ FT / 11.0 SQ M

STORE = 28 SQ FT / 2.6 SQ M

TOTAL = 1525 SQ FT / 141.7 SQ M (EXCLUDING CAR PORT)



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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 (ID1141857)
Produced for Jacobs & Hunt - Petersfield

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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 are 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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