





This charming and spacious four bedroom family home is situated just a few moments walk from Petersfield town centre and the mainline railway station. Buckmore Avenue is one of Petersfield's premier locations and the house itself features beautiful and private front and rear gardens.

Additionally, full planning permission has been granted for ground floor and first floor extensions to further enhance the desire for this wonderful home. Artist impressions are attached to the advert and all details are held at our offices.

The house benefits from an integral garage, double glazed windows and gas fired central heating. The property is well presented and has just been redecorated prior to being brought to the market.

Accommodation comprises;

Oak framed entrance porch leading to hallway with stairs leading to the first floor, understairs cupboard.

Sitting room which has a triple aspect so very bright with patio doors leading to the rear terrace and garden. Fitted wood burner and original oak flooring.



Open plan dining room to the right hand side of the entrance hallway with large serving hatch which leads to the kitchen which is fitted with a range of floor and wall units, work surface area with integrated 5 ring gas hob and double oven. Views over the rear garden.

There is a rear lobby, with door leading to the rear garden, with WC and access to the single integral garage, which houses the gas boiler and washing machine. Single recently

replaced up and over garage door.

The conservatory is accessed via the kitchen.

The first floor has a fabulous galleried landing which is bright and spacious.

The main bedroom has a triple aspect with original oak flooring.

Bedroom two is an excellent size with a built in airing cupboard housing the immersion heater with original oak flooring.

Bedroom three is adjacent and bedroom four sits to the rear of the house.

There is a white three piece bathroom suite that has been replaced and a separate shower cubicle off the landing.

Externally, the front garden is very private with lovely, well established borders. Driveway parking for two cars. The rear garden is very private and offers a terrace that leads to the lawn and the flower borders. Summer house and garden shed.

A major feature of the property is the granting of full planning permission to extend the house on both the ground and first floors which will further enhance this stunning home. This will add a much larger main bedroom and ensuite to the first floor as well as adding a second ensuite to the guest room. The ground floor is almost doubled and will offer entrance hallway, large snug, study, WC and shower. The new extension will add a sitting room



which is open plan to a fantastic kitchen/dining room, utility room and boot room.

No onward chain.

Mains water, drainage and electricity. Gas central heating.

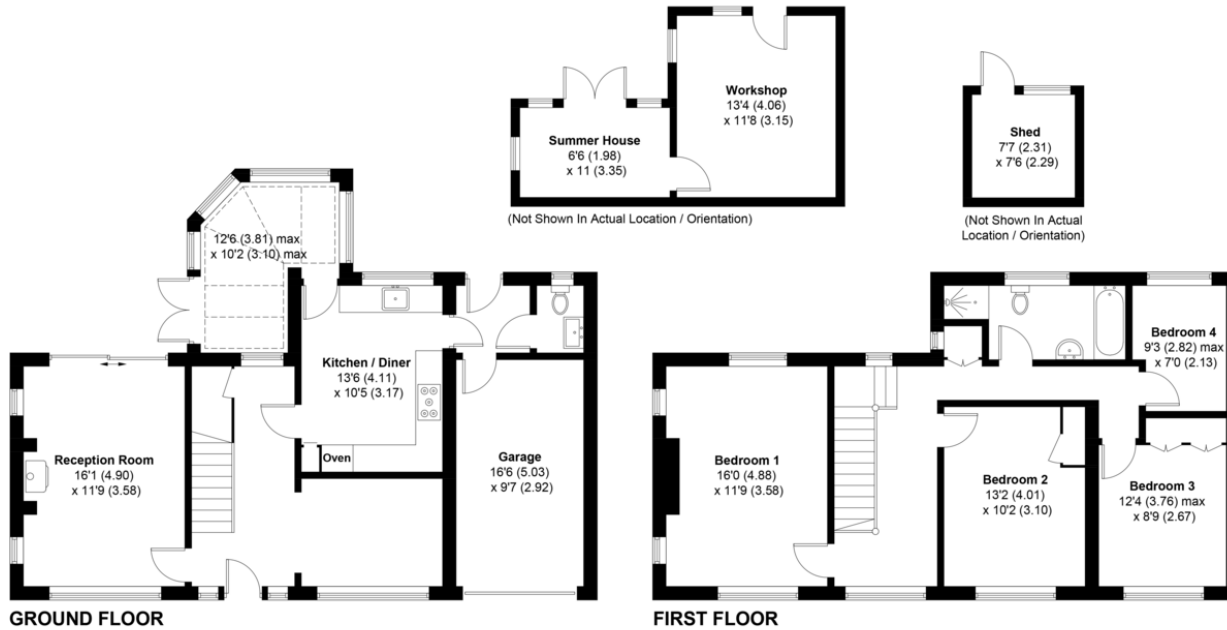
Viewings through the Vendors sole agents - Jacobs & Hunt, Petersfield.

WE ARE OPEN 7 DAYS A WEEK FOR YOUR VIEWING



## 5, Buckmore Avenue, GU32 3EF

APPROXIMATE GROSS INTERNAL AREA = 1688 SQ FT / 156.8 SQ M  
 OUTBUILDINGS = 287 SQ FT / 26.7 SQ M  
 TOTAL = 1975 SQ FT / 183.5 SQ M



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 (ID1073458)  
 Produced for Jacobs & Hunt - Petersfield

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 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

