





A fabulous opportunity to acquire a characterful Grade II Listed Cottage which is steeped with quirky features and charm. The property is located a short stroll from both the town centre of Petersfield as well as the beautiful open space of Petersfield Heath.

Internally the current owner has modernised the living environment to accentuate the character the house offers, the lounge room has a beautiful inglenook fireplace that has had a multifuel burner added as well as hardwood flooring. The kitchen is very well designed to provide a dining space as well as a utility room with downstairs cloakroom. The ground floor continues with another versatile room that could be a great home office, dining room, snug or playroom to suit your needs.

The first floor has two double bedrooms with a unique layout bathroom with a roll top bath and concealed w.c., there is a further modern shower room. The bedrooms boast high ceilings which give a lovely sense of space and natural light.

The staircase continues onto the second floor, a loft room has been created which again is a versatile multi use room.

The property further benefits from a quaint private courtyard that is accessible from the kitchen and provides a perfect little resting place or alfresco dining area.

If you are craving a character cottage within walking distance to the towns amenities that is being sold with NO ONWARD CHAIN, then a viewing is essential.

The market town of Petersfield has a wide selection of



national and independent retailers including supermarkets, a twice weekly open-air market in the square and a great choice of cafes, pubs and restaurants. The town has excellent commuter links, with a train station on the Waterloo to Portsmouth line as well as the A3 running alongside the town. Extensive leisure facilities can be found at Petersfield heath or at the Taro leisure centre. Local schools are of the highest calibre and include Churcher's College, Bedales School.

Council Tax Band D £2028

Viewing through Jacobs & Hunt, Petersfield.



Sussex Road, GU31

Approximate Gross Internal Area = 110.5 sq m / 1189 sq ft



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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



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