





A most attractive detached house with an abundance of character including exposed timbers and a feature fireplace located on the outskirts of Petersfield.

This very interesting home with flexible accommodation has three good size bedrooms, two generous reception rooms and two bathrooms.

Externally there is parking for at least four cars and there is a very good sized rear garden.

You will enter the property through its wooden front and find yourself in the entrance hallway that has parquet flooring, a staircase to the first floor and doors to most downstairs rooms.

Immediately to your left is the utility room and this has plumbing and space for an automatic washing machine, fitted shelving for storage and the boiler.

To your right you can enter the double aspect kitchen which is fitted with a range of eye and base level kitchen units and has worksurfaces over the base level units. Furthermore there is a built in wine rack, two built in ovens, a ceramic hob with extractor over and space enough for a small table and chairs. The walls are part tiled and overhead are exposed timbers.

The lounge is a most noteworthy feature of this comfortable home and features double aspect windows, all light points and a very interesting feature fireplace with built in ceramic solid fuel burning stove and with an exposed beam over.



From the lounge double glazed sliding doors open into the conservatory / dining room which has a pitched roof and double glazed leaded light windows. Double doors open onto the patio at the rear of the house.

From the hallway can be found the bathroom and this comprises of a panel enclosed bath with mixer tap and shower attachment, a low level WC and a wash hand basin. A further door opens into a small lobby that has a door to the patio and also provides access to master bedroom and shower room.

The master bedroom is large in size and features double aspect windows and built in wardrobes.

The shower room has a tiled shower cubicle, low level WC and wash hand basin.

To the first floor you will find two double bedrooms and a cloakroom / WC.

Both bedrooms have stripped wood flooring and storage.

Outside and to the front is a lawned garden that is enclosed by hedgerow. A variety of plants, bushes and shrubs are inset. A brick retaining wall separates the lawn from the front pathway and there is a feature well.

Adjacent to the front garden is a driveway providing parking for at least two cars and this is in front of the double detached garage.

The double garage has two sets of double doors, light and power plus overhead storage. A side door gives access to the rear garden which comprises of a patio area with steps up to a substantial lawn that is fully enclosed and given a good degree of privacy by panel fencing. A selection of



plants, shrubs and trees are inset. A large timber constructed shed, wood store and greenhouse can be found to the rear of the garden.

Services: All main services are connected.

Council tax: East Hants district council. Band F. £3182.40 - 2024/25.

Contact Jacobs and Hunt to book your viewing. Available 7 days a week for your convenience.





Orchard Cottage, 26 Bell Hill, Petersfield

Approximate Area = 1179 sq ft / 109.5 sq m

Limited Use Area(s) = 35 sq ft / 3.2 sq m

Outbuilding(s) = 513 sq ft / 47.7 sq m

Total = 1727 sq ft / 160.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © ebsi/ricas 2023. Produced for Henry Adams. REF: 975408



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	55 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



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