





What a fabulous opportunity to buy this character four bedroom detached house over-looking its own field to the front, with beautiful far reaching views over open countryside. The House also has a lovely rear garden, too.

The house is situated in Weston, just a few minutes to the south of Petersfield with its mainline railway station and with easy access to the A3.

The house offers double glazed windows, oil central heating and mains drainage.

Accommodation comprises;

Entrance hallway with hard wood flooring and benefits from a downstairs cloakroom and storage.

The downstairs living accommodation offers a bright and contemporary mainly open plan area with the luxury kitchen being the hub of the home, with its central island and attached Orangery which has views over the adjacent field and far reaching views across open countryside. Large dining area with wood burning stove, French doors to rear terrace and garden.

The first floor offers four generous bedrooms, a modern family bathroom with separate shower cubicle, and a further separate shower and separate WC.

Externally, there is a detached single garage and private driveway parking.

To the front of the house, across the lane, is a large field which is also owned by the house.



The rear garden has a lovely full width patio area as well as an excellent lawned area which is private and a westerly aspect, vegetable garden, summer house and shed.

No onward chain.

Mains electric, water and drainage, oil central heating.t

Council Tax Band F - £2930 per annum. East Hampshire District Council.

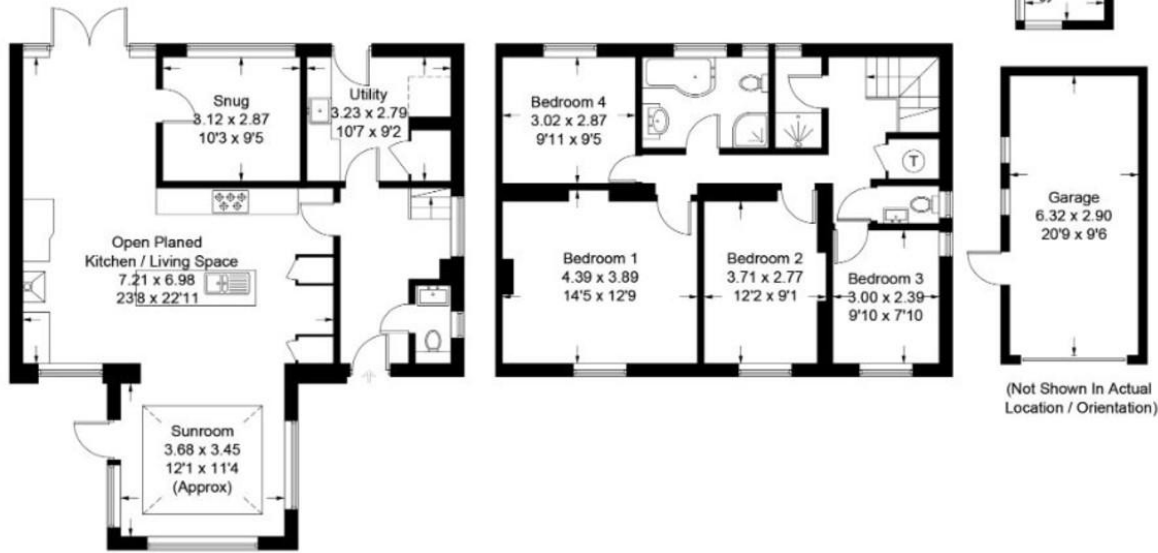
Viewing through the Vendors Sole Agents.

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## Wylds Lane, Weston, GU32

Approximate Gross Internal Area = 149.6 sq m / 1610 sq ft  
 Summer House = 5.5 sq m / 59 sq ft  
 Garage = 18.3 sq m / 197 sq ft  
 Total = 173.4 sq m / 1866 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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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 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

