





Purbeck is a beautifully presented family home that has a perfect blend of country character and a modern living environment. Situated on a private road in the heart of Hill Brow, the house is within the South Downs National Park and has lovely surrounding countryside.

On approach you will notice the driveway parking for multiple vehicles and double garage, there is also a large log store and front garden with mature border and lawn area.

The entrance hallway is very spacious and has a lovely Parquet flooring which continues throughout the ground floor, there is a downstairs cloakroom and two storage cupboards. The ground floor layout includes a lounge room with log burner and French doors on to the gardens, the kitchen and dining room has been opened from the original design to create a spacious entertainment area, there is also a large utility room with a sink and side access to the driveway, this room also houses the boiler. A real benefit to this wonderful home is the versatile second reception room, this multi-use room could be an excellent work from home office, snug, playroom or even has been a bedroom in previous years.



The first-floor landing is a wide space which has two double built-in wardrobes cupboards and an airing cupboard, the wooden floor has been painted white to create a bright space, there are three double bedrooms. Bedroom one easily accommodates a king size bed and has a spacious en-suite bathroom. There is also a loft room with access from the en-suite bathroom, which is an excellent storage room. The two further double bedrooms are serviced by a modernised family bath and shower room. There is also a loft space which is boarded and insulated and has a loft

ladder for easy access.

The garden is westerly facing and has mature borders creating a very private space, there are two patio areas, a central lawned area, a chicken coup, open fronted summer house and storage shed. To the right-hand side of the garden there is also a double garage, the current owners have insulated the loft room which again could make a fabulous office space. The garage also has a toilet and sink installed.

This stunning house must be seen to be appreciated and offers an excellent family home in a very desirable location.

The property is located near the West Sussex/Hampshire border within The South Downs National Park. Facilities are available in the village of Liss which is within walking distance with its railway station on the Portsmouth/Waterloo main line. The market town of Petersfield is within about 4.1 miles to the south and Liphook about 5.3 miles to the north both also with main line stations. There is an excellent choice of both state and private primary and secondary schools in the vicinity including Churchers College, Bedales and Bohunt Secondary School.

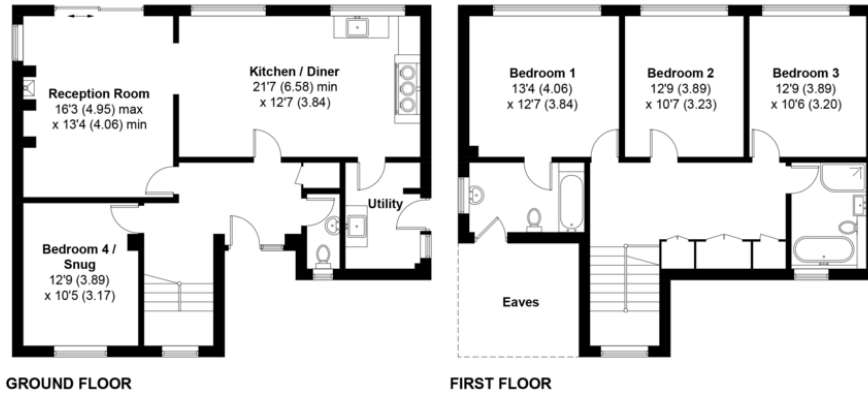
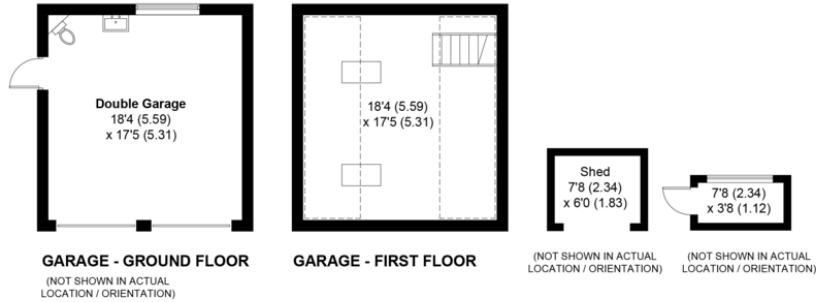
For walkers, runners, riders and cyclists, the area is renowned for the fine, accessible countryside close at hand, including much under the ownership of The National Trust.

Oil central heating. Septic tank and soakaway, and mains electricity.



Purbeck, Plantation Road, GU33 7QB

APPROXIMATE GROSS INTERNAL AREA = 1725 SQ FT / 160.3 SQ M
 OUTBUILDINGS = 715 SQ FT / 66.4 SQ M
 TOTAL = 2440 SQ FT / 226.7 SQ M
 (INCLUDING GARAGE / EXCLUDING EAVES)



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 (ID1026281)
 Produced for Jacobs & Hunt - Petersfield

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	46 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

