





This absolutely charming three bedroom home is located in the "The Village", Petersfield, close to the town centre with its excellent range of shopping and dining facilities and within walking distance of the mainline railway station.

This lovely house has been refurbished to a high bespoke standard and offers both a convenient and comfortable lifestyle. The vendor is offering this property with no forward chain.

Accommodation comprises;

Double glazed Victorian style pitched roof entrance vestibule which leads to the dining area which features an attractive built-in display unit with shelving and two display cabinets with built in lighting. Laminated wood effect flooring.

Open plan to the kitchen which has been refurbished and offers a complete range of bespoke floor and wall units with marble worktops, porcelain 1 1/2 bowl sink with a Quooker swan neck tap providing hot, cold, and instant boiling water. Concealed combination gas boiler for hot water and central heating.

Built-in Neff electric fan oven, built-in Neff microwave oven and grill with slide and hide doors, integrated dishwasher. Space for fridge/freezer. Laminated wood effect flooring.

Door to inner hallway with stairs to first floor.

Door leading to w/c and utility room with space and plumbing for washing machine and tumble drier. Water softening system.



The sitting room has a large bespoke built-in bookcase with cupboards, and two built in cupboards either side of the fireplace which houses a coal effect gas fire. Hidden power points.

Bi-folding doors give access to the garden room with pretty outlook and double doors to private garden. Electrically mains operated vent and awning with separate remote control.

The first floor landing comprises of a built in linen cupboard with optional heating and access to the loft space.

The master bedroom overlooks the rear garden and has built in wardrobes and separate corner wall display cupboard. En-suite three piece shower room with window and heated towel rail.

There are two further bedrooms which both look over the front garden and are served by a three piece family bathroom with shower.

Externally, the front of the house is partially enclosed by shrubs and bushes with an attractive paved area, outside tap. Side access to the rear of the house, being paved, outside tap, plant potting area.

The attractive south facing country style rear garden is well stocked with a range of flowering plants, bushes, and shrubs. Outside evening lighting, summer house, taps and water irrigation system.

There is a nearby garage in a block and one private allocated parking space.



Gas central heating - Double glazed windows.

Council Tax Band E £2444 per annum.

No onward chain.

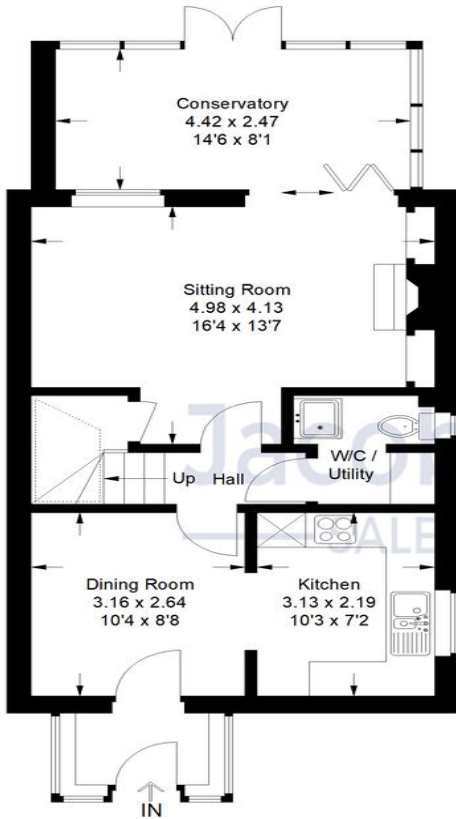
Viewing through the Vendors sole agents, Jacobs & Hunt, Petersfield.

WE ARE OPEN 7 DAYS A WEEK FOR YOUR VIEWING

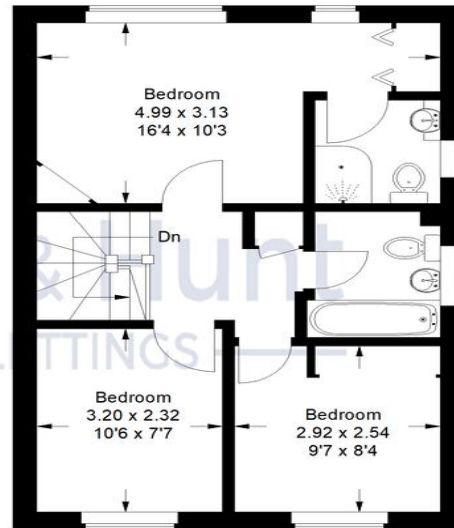


Grenehurst Way, Petersfield

Approximate Gross Internal Area
100.2 sq m / 1078 sq ft



Ground Floor



First Floor

= Reduced headroom below 1.5 m / 5'0"

Illustration for identification purposes only, measurements are approximate, not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 and 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



Zoopa rightmove OnTheMarket