





Situated in the hamlet of Nyewood, between the villages of Rogate and South Harting and within the South Downs National Park is this beautifully presented detached home and garden. Further details from Jacobs & Hunt estate agents.

Your friends and family will certainly be impressed when they see the size and presentation of the garden, at this detached home in a cul-de-sac which enjoys a high degree of privacy and a peaceful setting. The house is equally presented to an exceptionally high standard and is ready to move straight into.

Entering into the front lobby, with cloakroom/WC a glazed door leads into a front aspect sitting room that has an abundance of natural light from floor to ceiling picture windows, with recessed, returning staircase to the first floor. An open-plan fitted kitchen/breakfast room runs across the rear of the house and opens into a sizeable conservatory that looks over the amazing gardens. Behind the integral garage style storage space is a useful utility room. On the first floor, the main bedroom, boasts an en-suite shower room and a spacious bathroom service the two further well-proportioned bedrooms. Other features include double glazing and oil-fired central heating.



Externally, the rear garden is a truly beautiful feature of this home and has been lovingly created and cared for by the current owners. Sweeping lawns lead to stocked flower and shrub borders and beds, with areas of paved and shingle patios, mature trees afford a high degree of privacy and an attractive green vista. A sizeable multi-purpose garden lodge and a summer house are both of note.

Internal inspections of the house and a tour of the garden are essential to appreciate the presentation of this great home.

Nyewood sits in the Western Rother Valley, within the Southdowns National Park, close to the villages of Rogate and South Harting in West Sussex. Surrounded by lovely countryside, there are an abundance of footpaths and bridleways for walking, cycling and riding. Both Rogate and South Harting afford a village store, schools, churches and public houses and the nearby town of Petersfield offers a more comprehensive range of shopping, recreational and socialising facilities, along with mainline railway station and access to the A3 road.

Council Tax Band E - £2402 per annum. Chichester District Council.

Viewing strictly by appointment with Jacobs & Hunt, Petersfield. Tel: 01730 266744

WE ARE AVAILABLE 7 DAYS A WEEK FOR YOUR VIEWING CONVENIENCE!



Greenfields, Nyewood

Approximate Gross Internal Area = 139.4 sq m / 1500 sq ft
 Outbuilding = 19.7 sq m / 212 sq ft
 Total = 159.1 sq m / 1712 sq ft



= Reduced headroom below 1.5 m / 5'0"
 Illustration for identification purposes only, measurements are approximate, not to scale. (ID862013)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	47 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

