





Gorgeous Grade II Listed, two bedroom detached character cottage located in a much sought road and offering a beautiful and tranquil oasis, right alongside the River Rother and yet still within easy walking distance of Petersfield & Sheet.

The house has been much improved by the current owners and offers gas fired underfloor heating to the ground floor and radiators to the first floor. Planning permission has been granted for the erection of a car barn with storage facility in the driveway. The quality of the work undertaken by the owners is exemplary and simply must be seen.

Accommodation comprises front door to entrance hallway with storage cupboard housing the gas boiler, cloakroom with WC and wash hand basin, stairs to first floor.

Beautifully appointed bathroom with vanity unit, large wall mirror with wall lights, WC, bath with shower over, towel rail, under floor heating.

The sitting room offers a delightful timber beamed room with large fireplace and fitted wood burner over a stone hearth. Storage cupboard. Door leading to rear garden.



Dining room with French doors leading to the terrace, opening to the kitchen with a fantastic, vaulted ceiling incorporating opening skylights, which has been refitted with white units with marble work surfaces, space for large range gas cooker, space for large fridge/freezer, integrated dishwasher. Cupboard with space and plumbing for washing machine and tumble drier. Door to rear garden.

The first floor offers a small landing with storage cupboard.

Master bedroom with double aspect and high, vaulted ceiling. Ensuite WC with wash hand basin. The second bedroom is a large double with vaulted ceiling and double aspect which is currently set up to provide a study area.

A real feature of the house are the gardens which are adjacent and sit above the River Rother, offering the tranquillity and privacy that one would expect from this superb location. The property sits in private, landscaped gardens with a large, gravel driveway with planning permission already granted for a car barn. There is a perimeter Indian sand stone path leading right round the property with gates to each side. There is a large lawned area with a southerly aspect and a wrap around terrace. Beautiful shrub and plant borders and a large, decked area. New garden shed supplied by The Posh Shed Company.

Easy access to A3 and walking distance to town centre and Sheet.

Council Tax Band - E - £2361 per annum.

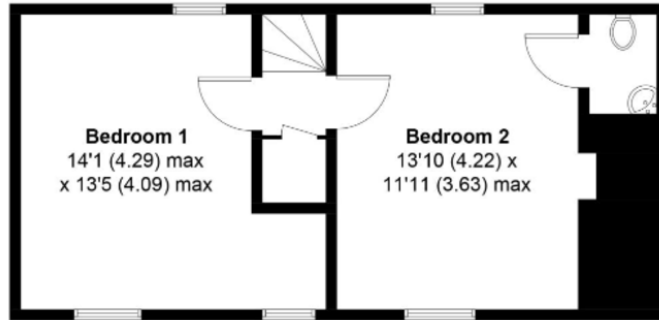
Main gas, electricity and water, sewage treatment plant for waste water.

Viewing through the Vendors sole agents, Jacobs & Hunt.

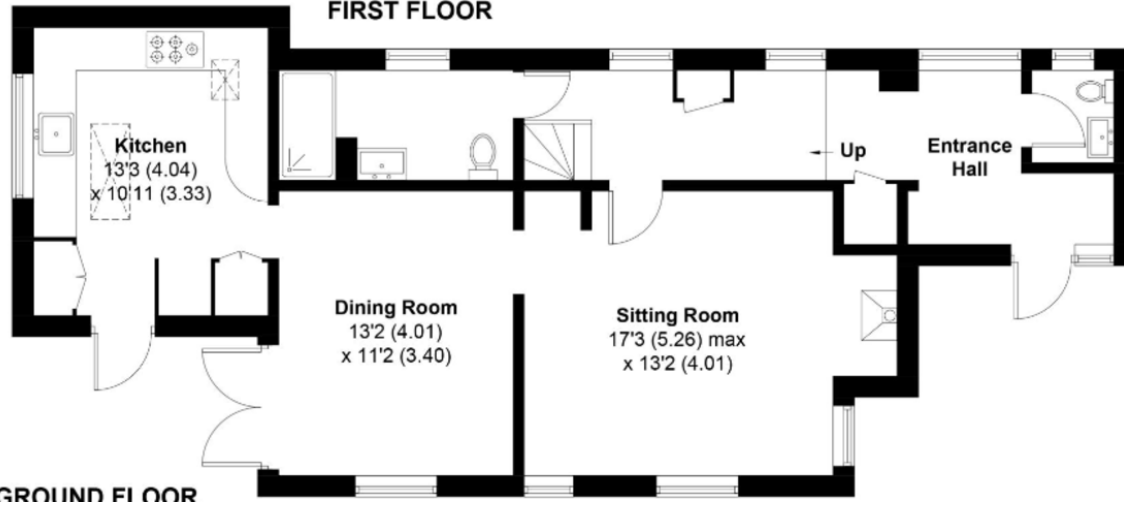
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APPROXIMATE GROSS INTERNAL AREA = 1125 SQ FT / 104.5 SQ M



FIRST FLOOR



GROUND FLOOR



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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

