





Very characterful and charming three bedroom Victorian period property located directly opposite from the cricket ground and Heath Pond, with lovely frontal views.

The house offers a surprising amount of external garden area and this is a real feature of the property. To the front is a lawn area with gravel parking on the driveway for 3 vehicles. On the right hand side is a further large lawn area and to the rear of the house is a terrace with further lawn and outside office/play room.

The house has the added advantage of having planning permission for a ground and first floor extension. Please ask for further details.

Accommodation comprises of large entrance hallway. From the hallway is a study. Further interior hallway with stairs leading to the first floor.

Sitting room with lovely feature square bay window, stripped pine floor and wood burner. To the rear of the house is a spacious dining room with door leading to ground floor WC/utility room with space and plumbing for white goods, and then a shower room. There is a country style kitchen with large gas cooking range, quarry tiled floor and space for a breakfast table. Door to rear garden.

The first floor comprises of landing, principle bedroom suite with view across the common, stripped wood floors, ornamental Victorian fireplace.

Bedroom two has a rear aspect and a built in cupboard and separate double built in wardrobe. Door to en suite bathroom with white three piece suite.



Bedroom three is a single room and has a rear aspect and ornamental fireplace.

The outside of the house offers front lawned garden with off road parking for three vehicles on the gravel drive.

There is a further lawned garden to the side of the house which leads to the front door and flower borders.

The rear garden is very pretty with a terrace area immediately by the back door then a further brick terrace to the right hand side of the garden with lawn and flower borders to the left.

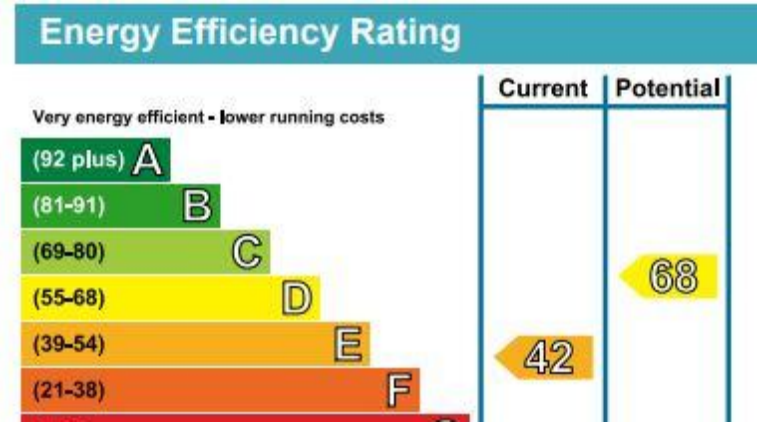
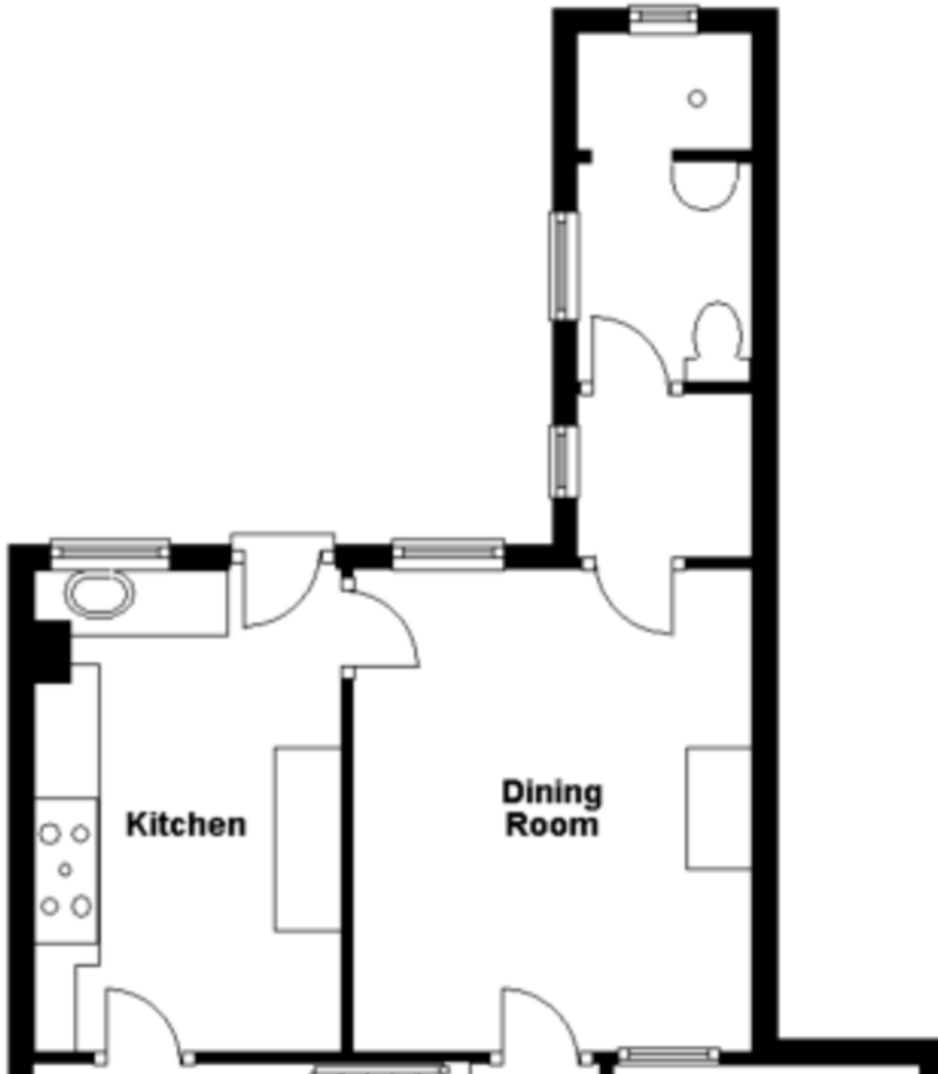
Detached outbuilding that can easily be modified to create an office/playroom to the rear.

EPC Band D £1784 per annum

Gas central heating mains drainage.

Viewing through the Vendor's sole Agents, Jacobs & Hunt, Petersfield.





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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

