







Well presented and much improved, spacious semi-detached four bedroom house located at the end of a small cul-de-sac. Having been built in the 1930's and traditionally constructed of cavity brick elevations under a tiled roof, the owner has in, recent years, made a great effort to improve the layout and upgrade the kitchen and bathroom, resulting in a bright and spacious family home.

There is a large outbuilding in the rear garden that is perfect as a home office, studio or for extending the accommodation of the house.

A wood burning stove has been installed in the large sitting room which overlooks the front garden. A bespoke, fully fitted kitchen has been installed with breakfast area with space for table and chairs, which is open plan to the more formal dining room. .

There are four bedrooms on the first floor, so if you wished to convert one of the bedrooms to an ensuite then this could be easily facilitated. The bathroom has been refitted and now has a freestanding double end bath and separate shower cubicle

Outside is a lovely lawned garden that has been landscaped and offers a terrace area with a westerly aspect and a large outbuilding that could be used as an office or further accommodation.

The house is extremely convenient for all local facilities and amenities that Petersfield has to offer, located on a small slip road off The Causeway.



All of the facilities in Petersfield including schooling, first



class shops, restaurants and cafes in the High Street and Petersfield Square and the mainline railway station are within a short easy walk. Petersfield is in the centre of the south downs national park and surrounded by lovely countryside with numerous sports activities available and accessible.

Gas central heating, double glazed. Mains drainage.

Council Tax Band - E £2181

Viewing through Jacobs & Hunt, Petersfield.

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CONVENIENCE!**



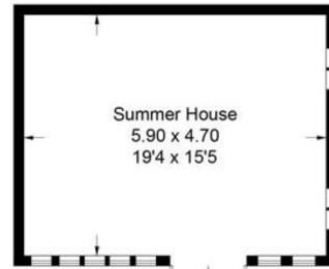
Approximate Gross Internal Area = 116.8 sq m / 1257 sq ft  
 Outbuilding = 27.7 sq m / 298 sq ft  
 Total = 144.5 sq m / 1555 sq ft



Ground Floor



First Floor



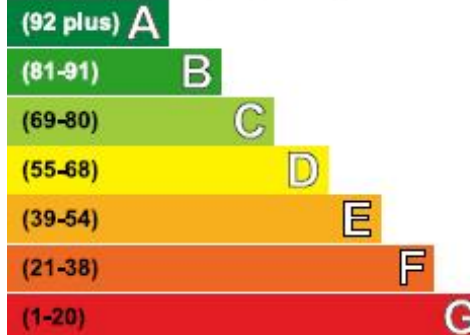
(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID 580105)



### Energy Efficiency Rating

Very energy efficient = lower running costs



Not energy efficient = higher running costs

Current	Potential
	81
62	

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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

