





This beautiful four bedroom detached family home has been extended and improved by the current owners and now offers a substantial living space over three floors.

Situated in one of Petersfield's most sought after roads in a quiet cul-de-sac.

The house comprises accommodation of;

Entrance hall way with WC.

Sitting room with fireplace with double doors leading to the dining room, which has been extended to the rear so now offers a double reception room with doors to the rear garden.

The kitchen/dining/family room has also been extended and is a wonderful space with a lantern light providing a bright and relaxed space.

On the first floor is a master bedroom with ensuite, two further double bedrooms and a family bathroom. The fourth bedroom is now a study as it offers a staircase to the top floor bedroom, being the width of the house with ensuite shower room.

The property offers a private rear garden with terrace and outside entertainment area.

Integral garage.

Wetherdown is conveniently located within walking distance to Petersfield High Street and railway station. The highly desirable market town has a mainline station which



provides frequent services into London Waterloo in just over an hour. The town provides extensive shopping facilities as well as a superb selection of coffee shops, pubs and restaurants. Transport links are excellent with the A3 providing fast and direct road access to London, the M25, the international airports of Southampton, Gatwick and Heathrow as well as the south coast.

Within the area there is an excellent range of schools including Ditcham Park between South Harting and Petersfield, Churcher's College and Bedales in Petersfield. There are also highly regarded state schools nearby including Bohunt School in Liphook, Midhurst Rother College and The Petersfield School.

Sporting facilities are excellent, with racing at Goodwood, polo at Cowdray Park, sailing at Chichester Harbour and golf at Liphook, Hindhead, Cowdray Park and Goodwood. The surrounding countryside is beautiful and provides many excellent opportunities for walking and riding, with an array of wonderful footpaths and bridleways within a short walk or drive.

All windows and external doors are fully double glazed.

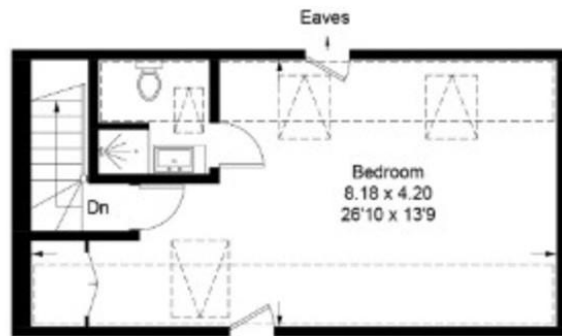
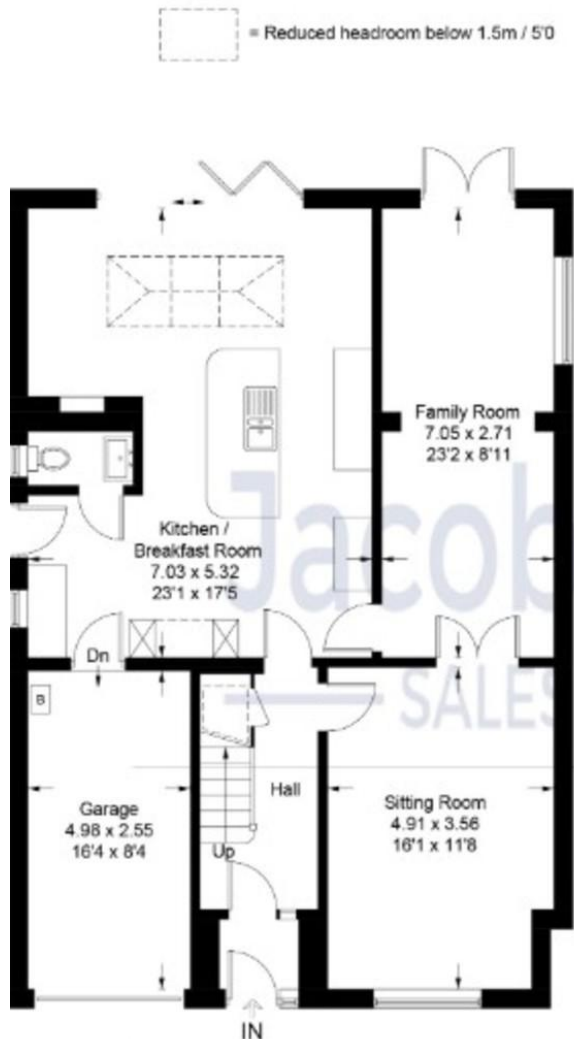
Gas central heating. Mains water, drainage, and electricity.

Council Tax Band F £3068 pa

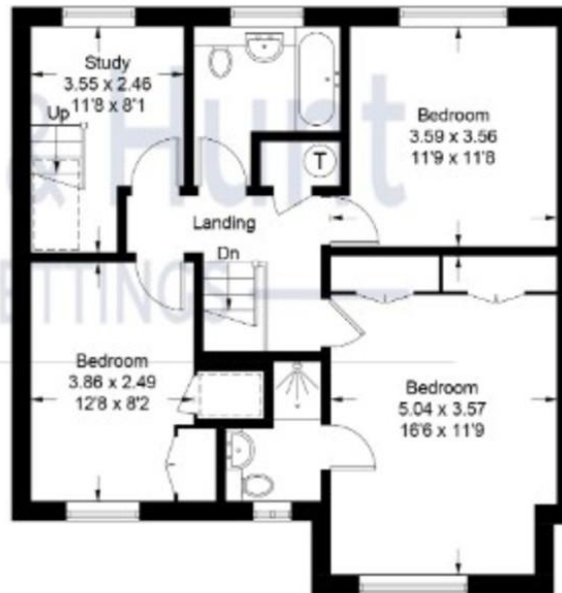
Viewing through Jacobs & Hunt, Petersfield.

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





Second Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		

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 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

