





This wonderful family home is situated in private, non overlooked gardens of circa half an acre and is a short walk to Petersfield mainline railway station and town centre.

A long, shingle driveway leads to off-road parking for several vehicles, and there is a detached double garage for further storage or parking.

The property comprises;

Entrance porch with ceramic tiled flooring, leading to hallway with WC.

Sitting room with large bay window and space for log burner.

Study offering double aspect to gardens.

Dining room.

Kitchen-diner with views and door leading to rear garden.

Upstairs, there are four bedrooms and family bathroom.

Throughout, the property could benefit from modernisation. This is a fantastic opportunity to create your dream family home surrounded by lovely gardens. There is space all-around the property, offering scope to extend subject to planning permission.

The plot lies on the corner of Buckmore Avenue and adjacent to Bell Hill Recreation Ground. Surrounded by greenery, the plot totals circa half an acre with a workshop, shed and summerhouse.



The property is situated to the west of the town centre on a no-through avenue, 0.4 miles from the train station and only 0.7 miles to The High Street. Petersfield offers a variety of amenities in a bustling town centre. Shops include Waitrose, M&S Food, Tesco and there are numerous boutiques, cafes and further shops. The train station provides a direct service to London Waterloo to the north (in approximately an hour) and Portsmouth to the south. The town has many active clubs and societies with golf available at Petersfield and Liphook, horse and motor racing at Goodwood, polo at Cowdray Park and sailing along the South Coast. Being in the heart of The South Downs National Park, the surrounding countryside is renowned for its natural beauty and outdoor pursuits. There are many popular schools in the area including Churcher's College, Bedales, Ditcham Park and The Petersfield School.

We anticipate the property selling very well, so early viewing is highly recommended.

Gas central heating, all mains services. Double glazed throughout.

EPC Rating - D

Council Tax Band F - £3068 per annum.

Viewing through the vendors sole agents, Jacobs & Hunt, Petersfield.

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

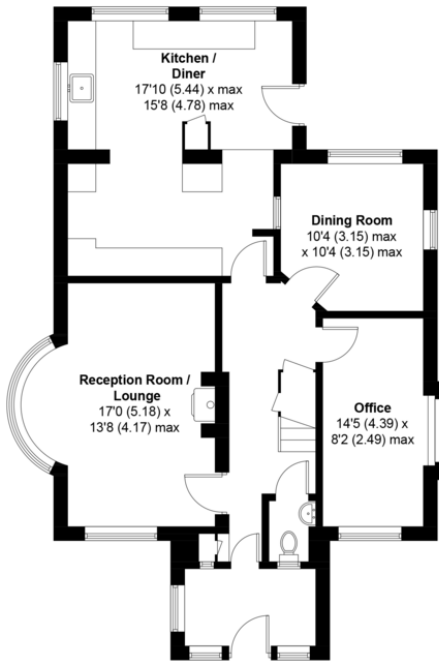


# 11, BUCKMORE AVENUE, GU32 2EF

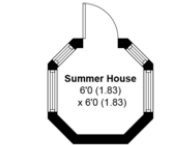
APPROXIMATE GROSS INTERNAL AREA = 1490 SQ FT / 138.4 SQ M

OUTBUILDINGS = 546 SQ FT / 50.7 SQ M

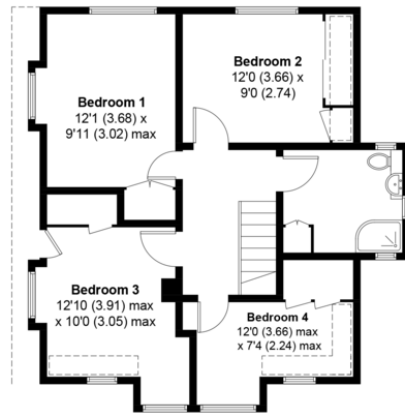
TOTAL = 2036 SQ FT / 189.1 SQ M



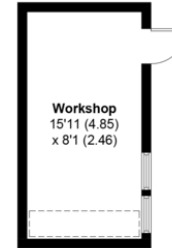
**GROUND FLOOR**



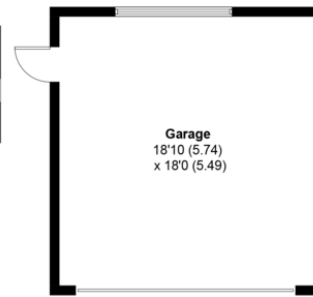
(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



**FIRST FLOOR**



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1162145)  
Produced for Jacobs & Hunt - Petersfield

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	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

