





Conveniently positioned within a level walk to the mainline train station, and a stroll into town is this three-storey, four-bedroom town house, that boasts a refitted kitchen, a conservatory, en-suite shower room to the main bedroom and off-road parking.

This light and airy home is equally convenient for local schools including Churchers College and Herne Juniors, that are both a short walk away. Benefitting from its end of terrace position, the home boasts windows on three sides and therefore an abundance of natural light.

The current owners have undertaken many improvements during their ownership and the family home is now presented in a good decorative order and affords accommodation of the entrance hallway with cloakroom/WC under the staircase to first floor, the original garage has been converted into a useful utility room and additional room, currently an office, but could equally be a playroom, gym, or hobbies room. A spacious open-plan kitchen/breakfast room has been refitted and updated over recent years and opens through to a conservatory that looks over the rear garden.



On the first floor, is the main sitting room across the front, with a double bedroom and en-suite shower room to the rear. On the upper floor are three further bedrooms and a family bathroom.

Externally, the home enjoys driveway parking and an enclosed rear garden with timber summer house that has potential to become a home office.

Petersfield offers a comprehensive range of day-to-day

shops within a level walk of the home, with a mix of private independent and national brands, that include Crew Clothing, Waterstones, and Robert Dyas. Supermarkets include Waitrose, M&S Food, Lidl, and Tesco and twice a week the town still enjoys a traditional market held in the Town Square, plus once a month on a Sunday there is an additional Farmers Market. Petersfield mainline railway station is on the Portsmouth Harbour to London Waterloo line and the nearby A3 gives access to Guildford, the M25, London and the South Coast. The area is well catered for leisure and sport facilities, bars, coffee shops and restaurants and being in the South Downs National Park has access to numerous footpaths and bridleways suitable for walking, cycling, and riding. There are excellent schools in the vicinity including The Petersfield School, Churchers College and Herne Junior school.

Internal inspections are highly recommended to appreciate the quality and spacious accommodation available.

Council Tax – East Hampshire District Council – D -  
£1937.04

Viewing strictly by appointment with the sole agents, Jacobs & Hunt, Petersfield. Tel: 01730 262744

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### The Mews, GU31

Approximate Gross Internal Area = 115.6 sq m / 1244 sq ft  
 Summer House = 7.7 sq m / 83 sq ft  
 Total = 123.3 sq m / 1327 sq ft



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 80   c    |
| 55-68 | D             | 67   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

