

Jacobs & Hunt

8 BUTSER WALK, PETERSFIELD, HAMPSHIRE, GU31 4NS
OFFERS IN EXCESS OF £499,950





A deceptively spacious four-bedroom family home with a larger than average plot set in a no through road position on this popular development. A generous size reception room and large kitchen breakfast room are among the further features of this property.

Upon entering the property through the part glazed front door you will find yourself in the entrance lobby. There is a storage cupboard and a doorway provides access to the lounge and a further door opens into the cloakroom WC. The cloakroom WC offers a low level WC and wash hand basin and is ideal for children to use having come in from playing in the generous garden.

The lounge features a large double glazed window with a front aspect over the attractive front garden and towards Tilmore brook. Furthermore double glazed double doors provide access to the side of the property and in turn both the front and rear gardens.

From the lounge a door opens into a small lobby where the staircase to the first floor is situated and then another door leads into the Kitchen / breakfast room.

The kitchen / breakfast room is a very well appointed space with a range of built in eye and base level storage units and with plentiful worktop space including a breakfast bar.

Space is provided for domestic appliances and the oven, hob and extractor are fitted. There is room enough for a table and chairs. A cupboard houses the boiler. Double glazed sliding doors provide access to the rear garden.

To the first floor you will find three good size bedrooms of which two are doubles. The family bathroom is also located off the landing and comprises of a three piece suite including panel enclosed bath with shower and shower screen, a low level WC and wash hand basin set within a worksurface and having a cupboard below.

From the landing a staircase provides access to the fourth



bedroom which is double in size with restricted height in part however negated by two skylight windows that expand outwards to offer a dormer effect with Juliet balconies. Externally this bright, spacious and comfortable home features a wider than average garden with a pretty well stocked front space enclosed by a picket fence and having a gate inset. A side gate provides access to the rear garden which comprises of a patio and good size lawn. A sturdy plastic storage shed is set to the side of the house. The whole is enclosed by panel fencing and a rear access gate is set within. A variety of plants, bushes and shrubs are to be found within the garden.

8 Butser walk 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, and Goodwood. The surrounding countryside is beautiful and provides many excellent opportunities for walking and riding, with an array of wonderful footpaths and bridleways.



Services: All main services are connected.

Council tax: East Hants district council 2025/2026. Band D, £2333.38.

Contact Jacobs and Hunt to arrange your viewing. Available 7 days a week for your convenience.



Butser Walk, Petersfield

Approximate Gross Internal Area = 121.3 sq m / 1306 sq ft
 Garage = 13.2 sq m / 142 sq ft
 Total = 134.5 sq m / 1448 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. (ID1186503)



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

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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



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