

**Jacobs & Hunt**

80 TILMORE GARDENS, PETERSFIELD, HAMPSHIRE, GU32 2JA  
ASKING PRICE OF £575,000





A rarely available three bedroom detached chalet style bungalow in a popular residential location with flexible accommodation. Featuring three reception rooms and two bathrooms this bright and spacious home further benefits from a driveway and detached garage plus pleasant gardens to the front and rear.

Upon entering the property through the double glazed front door you will find yourself in the entrance hallway which provides access to all downstairs rooms and the staircase to the first floor.

Immediately to your left you will find a double aspect room that is being used as the dining room. Due to the nature of the property this could be utilised as a further downstairs bedroom if so desired.

On the opposite side is the master bedroom. This double aspect room is a large double in size and with a front aspect window overlooking the front garden.

Continuing along the hall you will find the double aspect lounge which has a feature fireplace, double glazed window and double glazed sliding patio doors that open onto the pretty rear garden.

The three piece bathroom can also be accessed from the hallway and comprises of a panel enclosed bath, wash hand basin and low level WC.

A spacious kitchen with a picture window overlooking the rear garden is well fitted with a range of eye and base level units and with worksurfaces over. There is space for domestic appliances and a double oven, hob and extractor



hood are fitted.

From the kitchen a door provides access into the Conservatory which is mainly glazed upon a small brick built base layer. From here you can enter the garden through a glazed side door.

To the first floor you will find two bedrooms, one of which is double in size and the other is a single. Both have skylight windows.

Furthermore to the first floor is a shower room.

Externally and to the front of the property is a well kept lawn behind bushes and trees and with a variety of planting is inset.

To the side of the garden is a pathway to the front door and a driveway that provides off road parking for at least three cars and this leads to the detached garage.

The rear garden is a most noteworthy feature of this attractive home and provides both patio and lawn areas and is interspersed with various planting including specimen trees, plants and shrubs.

Services: All main services are connected.

Council Tax: East Hants district council. Band D, £2203.20-2024/225

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

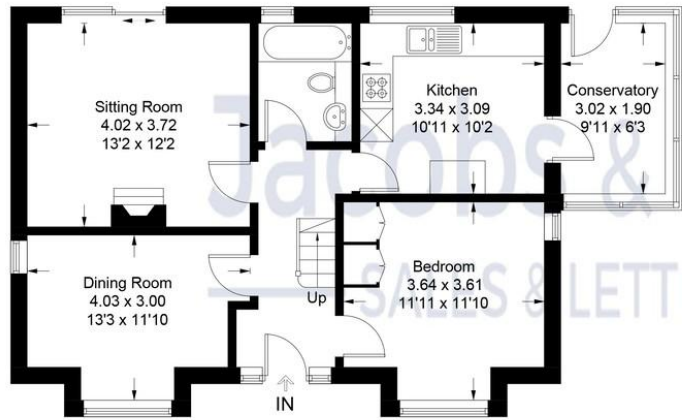


## Tilmore Gardens, Petersfield

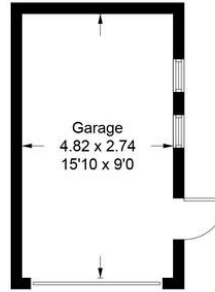
Approximate Gross Internal Area = 90.8 sq m / 977 sq ft  
 Garage = 13.2 sq m / 142 sq ft  
 Total = 104.0 sq m / 1119 sq ft



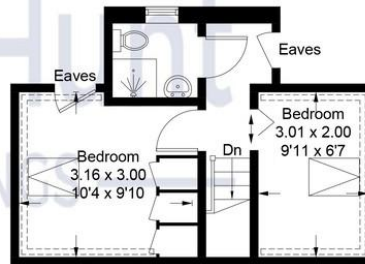
= Reduced headroom below 1.5m / 5'0"



Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1179701)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 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

