





This substantial four bedroom family home is located in a small cul-de-sac on Lower Mead, a highly regarded and sought after location, and offers easy access to the town centre, schools and mainline railway station.

The house offers no onward chain and offers a blank canvas for the new owner to put their own mark on the house and make it into a long time, 'never move again' home.

Accommodation comprises;

Entrance hallway with stairs to first floor, WC.

Sitting room to the front aspect with gas fire. Square archway leading to dining room. Sliding patio doors leading to;

Conservatory with polycarbonate roofing and double glazed window with casement door to terrace and rear garden.

Family room/study with casement door to terrace and rear garden

Kitchen/breakfast room with a range of floor and wall mounted units with work surface over. Integrated double electric oven, dishwasher, fridge and freezer, electric hob and extractor hood, inset sink unit. Good space for table and chairs.

Utility room with sink and plumbing for washing machine, space for tumble drier. Casement door to side access and separate door leading to;

Integrated double garage with double up and over door,



wall mounted gas boiler.

The first floor comprises landing with large built in cupboard

Master bedroom with views over rear garden and separate dressing room with a range of built in wardrobes. Door to en-suite bathroom comprising, hand basin, WC, bath and separate shower cubicle.

Three further good size bedrooms and large family shower room with walk in shower.

Externally, to the front the house offers a large paved driveway with space with several vehicles. The rear garden is delightful being very private and south facing. Large terrace area with acces to the front of the house. The garden is mainly lawned and has a vegetable patch to one side. Garden shed. Outside tap.

Gas central heating and double glazed windows. No onward chain.

Council Tax Band F - £2476 per annum.

Viewing strictly through Jacobs & Hunt



### 49 Lower Mead, Petersfield

Approximate Gross Internal Area (Including Garage)  
199.4 sq m / 2146 sq ft

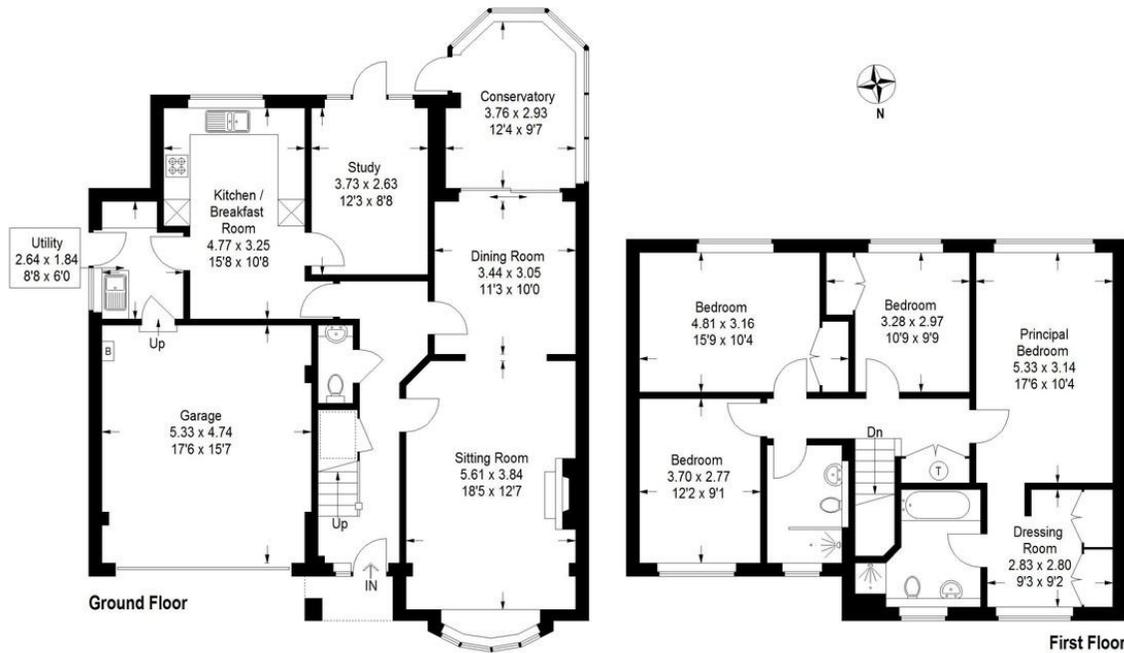
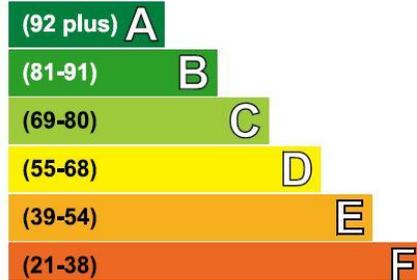


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID634901)



### Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
59	72

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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

