





A spacious modern townhouse with accommodation over three floors, off road parking and south west facing garden in a town centre cul-de-sac. Four bedrooms, two reception rooms, kitchen/breakfast room and conservatory.

Located in Madeline Road, the property is well positioned to walk into town and a level walk to Petersfield railway station. This family home is approached via a double-width driveway affording parking for two cars. The front door opens into an entrance hall, with staircase up to the first floor, understairs storage, cloakroom and doors to a front aspect living room/playroom/extra bedroom that has been created from a previous garage. Adjacent is a light and airy fitted kitchen/breakfast room that opens through to a rear conservatory overlooking the garden. On the first floor there is a spacious sitting room and principal bedroom that boasts an en-suite bathroom, stairs then lead to the top floor where there are three further bedrooms and family bathroom.

Externally, the rear garden enjoys a south-westerly aspect enjoying the afternoon sunshine and backs onto a redundant railway embankment which affords a pleasant vista and a degree of privacy. The garden has a patio area ideal for alfresco dining and then mainly lawned which is suitable for children to play on.

Petersfield has a plethora of amenities. With the original market square at its heart and a twice weekly market, Petersfield offers a Waitrose and a Marks & Spencer Food Hall, as well as a selection of boutiques, restaurants, and independent coffee shops. With many active clubs and societies, Petersfield is renowned for its vibrant and welcoming social scene. It also benefits from an easy proximity to a wealth of leisure opportunities to suit all



tastes, including Taro leisure centre with its pools, gym and workout classes. There is a choice of two golf courses located at Petersfield (right on doorstep of Sheet) and Liphook, horse racing and motor racing at Goodwood, the Festival Theatre in Chichester and polo at Cowdray Park. Get out into the countryside and enjoy horse riding across the South Downs, walks through the Meon Valley and the Queen Elizabeth Country Park, not to forget taking to the water for sailing off the south coast. Aside from the choice of days out, Petersfield and its surroundings are a favourite for families, thanks to the excellent state and independent schools in the area, including The Petersfield School, Churchers College, Bedales and Ditcham Park, serving children of all ages.

Internal inspections are highly recommended to appreciate the deceptive amount of accommodation.  
Approx. Floor Area 1302 SQ FT (120.9 SQ M)

Council tax band D - £1848.13 per annum. East Hampshire District Council

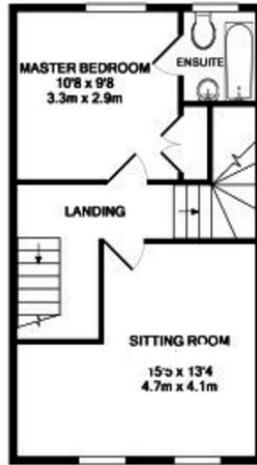
Viewings strictly by appointment with Jacobs & Hunt, Petersfield. Sole Agents.

WE ARE AVAILABLE 7 DAYS A WEEK FOR YOUR VIEWING CONVENIENCE.

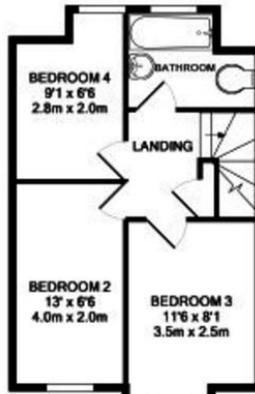




GROUND FLOOR  
APPROX. FLOOR  
AREA 514 SQ.FT.  
(47.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 434 SQ.FT.  
(40.3 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 354 SQ.FT.  
(32.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1302 SQ.FT. (120.9 SQ.M.)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C	70   c	
55-68	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

