





A much-loved family home that is offered for sale with the attraction of no onward chain. Located in a sought-after cul-de-sac on the Herne Farm development. Internal inspections are highly recommended to appreciate the size and condition of this ideal family home.

This detached house is approached via a brick paved driveway with a lawned front garden adjacent. Entering through a small porch into the Hallway that has a staircase to the first floor and an integral cloakroom below. To the front is a light and spacious living room with double doors through to a dining room which overlooks the rear garden via patio doors. Adjacent to the dining room is a modern fitted kitchen and an archway opens through to a breakfast room and access to the garden, plus an integral door to the garage. On the first floor, the landing leads to a modern family bathroom and four well-proportioned bedrooms, one with an en-suite shower room.

Externally, the rear garden is level and mostly laid to lawn with flower and shrub borders, a side passage leads to a pedestrian gate out to the front driveway.

Residents of this estate enjoy use of a private leisure centre comprising indoor swimming pool, two squash courts, and a community hall, for which there is an annual service charge of approx. £120.00. This residential cul-de-sac is approx. half a mile from the town centre, which can be accessed along a pleasant, level stream side footpath. Petersfield offers a comprehensive range of day-to-day shops, 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.

Council Tax Band F - £2,578.26 per annum.

Viewing strictly by appointment with Jacobs and Hunt, Petersfield. Tel: 01730 262744.

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Wetherdown, Petersfield

Approximate Gross Internal Area = 136.4 sq m / 1468 sq ft
(Including Garage)



Illustration for identification purposes only, measurements are approximate, not to scale. (ID741646)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 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 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

