





A modern detached family home, built in 2015 by David Wilson Homes offers four bedrooms, en-suite shower room, family bathroom, a spacious dual aspect sitting room and an open-plan kitchen/diner that has French doors out to a pretty rear garden that is adjacent to a garage with driveway.

An ideal family home which is presented in immaculate condition throughout and enjoys an abundance of natural light, there is an excellent feeling of space within the property with accommodation comprising of a generous central hallway, with cloakroom, staircase to first floor and doors to the dual aspect sitting room which looks across the neighbouring grassed open space and a wonderful kitchen/dining room with French doors to the garden, the kitchen has sleek lines and has integral appliances and a connecting door to an adjacent utility room, which usefully has an external door to the driveway to ease the weekly shop delivery.

On the upper floor, there is a fantastic dual aspect master bedroom suite with a dressing area with a row of fitted wardrobes and an en-suite shower room, with window allowing natural light. A modern bathroom with a white suite services the further three bedrooms, the second bedroom also being dual aspect.

Externally the walled rear garden has been beautifully planned, stocked and cared for and enjoys an area of patio, ideal for alfresco dining and relaxing and leading under a pergola to an area of lawn with flower and shrub borders, plus a pedestrian door into the adjacent garage, which is also accessed from the driveway suitable for parking several cars and the pitched roof affords additional storage. Behind the garage is a handy garden shed.

This stunning home is convenient for The Petersfield School and a stroll into the town centre. 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. Internal inspections are highly recommended to appreciate the quality presentation and the light and spacious accommodation available.



Council Tax Band: F - £2,669.52 per annum. East Hampshire District Council.

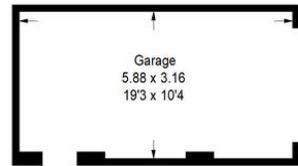
Viewing strictly by appointment with Jacobs & Hunt, Petersfield. 01730 262744

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## Leachman Way, Petersfield

Approximate Gross Internal Area = 130.6 sq m / 1406 sq ft  
 Outbuilding = 18.6 sq m / 200 sq ft  
 Total = 149.2 sq m / 1606 sq ft



### Outbuilding

(Not Shown In Actual Location / Orientation)



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87   B	88   B
69-80	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

