

Jacobs & Hunt

4 ANVIL CLOSE, EAST MEON, PETERSFIELD, GU32 1HL
ASKING PRICE OF £600,000





Beautifully presented and recently redecorated three bedroom, three storey detached house in a small cul-de-sac just a few minutes walk into the picturesque village of East Meon with it's two excellent public houses and East Meon Primary School. Petersfield is just 15 minutes drive, as is the mainline railway station and A3 road links. The countryside walks and being nestled in the South Downs and the associated views is just charming!

The house is beautifully presented throughout and offers solid oak floors to the ground floor. The house has double glazed windows throughout and an Air Source heat pump for the central heating system via radiators in the house to the first and second floor, and underfloor heating throughout the whole ground floor.

There is a full width terrace area with a west facing enclosed garden laid to lawn with a side access to the double driveway with single garage with electricity and plumbing for a washing machine.

The house itself offers entrance hallway with ground floor cloakroom and stairs to first and second floor, and understairs storage cupboard.



Sitting room to the front with solid oak flooring and two attractive built in book cases with storage cupboards underneath. To the rear is a lovely, bright and spacious kitchen/dining room with workspace. Fitted with an attractive range of white floor and wall mounted units and built in country style dresser unit, ample space for table and chairs and to the left hand side is a workspace/study area. Built in fridge/freezer and dishwasher. The plumbing for the washing machine is in the garage. Rangemaster electric

cooker with extractor hood over.

Double glazed doors to terrace area and garden and separate door to side patio.

The first floor offers landing with airing cupboard. Master bedroom to the front with lovely views, range of built in wardrobes with ensuite shower room with shower cubicle, low level WC and wash hand basin.

Very large second bedroom to the rear with built in shelving and built in work space.

Family bathroom with shower cubicle, bath tub, low level WC and wash hand basin.

The second floor features a huge bedroom with views across open countryside to the front and rear with the opportunity to add an ensuite shower room if desired and eaves storage to both sides of the bedroom.

The village of East Meon and the excellent Primary School are just a few minutes walk with Petersfield, A3 link and mainline railway station just 15 minutes away.

Viewing highly recommended through Jacobs & Hunt, Petersfield.

Council Tax Band - E - £2,279 per annum - East Hampshire District Council

WE ARE OPEN 7 DAYS A WEEK FOR YOUR VIEWING CONVENIENCE!



Anvil Close, East Meon

Approximate Gross Internal Area
 124.5 sq m / 1340 sq ft
 Garage = 18.3 sq m / 197 sq ft
 Total = 142.8 sq m / 1537 sq ft



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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 c	
55-68	D		
39-54	E		
21-38	F		

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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

