

Jacobs & Hunt

27 LARCOMBE ROAD, PETERSFIELD, HAMPSHIRE, GU32 3LS
ASKING PRICE OF £495,000





A four bedroom, extended semi-detached family home with a south facing garden, garage and driveway, situated in a no-through road looking out over a green space within easy access to Petersfield mainline station, town centre and schools.

This deceptively spacious family home has been extended in the past to create well-proportioned accommodation comprising entrance porch and hallway leading to a 24ft dual aspect living room, that has French doors out to the rear garden, the extended kitchen/breakfast room is fitted with modern units finished with granite work surfaces and laminate flooring together with a number of integrated appliances and has enough space for a table and chairs and access to the garden. In addition, there is a study/family room and downstairs cloakroom.

On the first floor an L-shaped landing leads to four bedrooms, a family bathroom, and a separate shower room to ease those family squabbles in the mornings. The house also enjoys gas central heating and double-glazed windows and external doors.



Externally, there is a garage and driveway tucked away to the side and the garage has a pedestrian door to the garden. The garden enjoys a southerly aspect that enjoys the summer sun, with a patio area adjacent to the house, perfect for alfresco dining, entertaining and relaxing which leads to a mainly lawned garden with flower borders, plus pedestrian gate to the driveway.

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

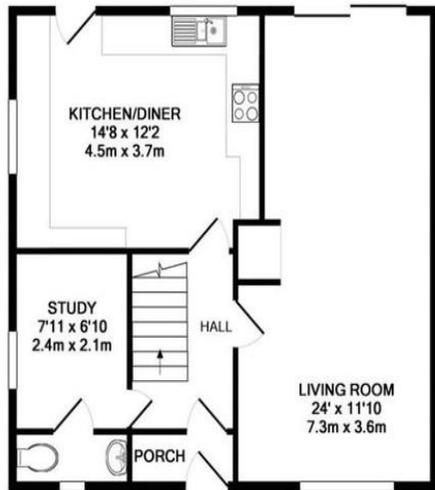
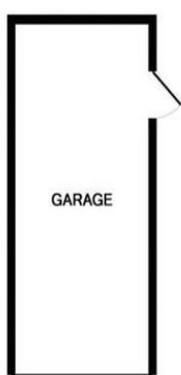
Robert Dyas. Supermarkets include Waitrose, M&S Food, Lidl, and Tesco and twice a week the town still enjoys a traditional market held in the Town Square, plus once a month on a Sunday there is an additional Farmers Market. Petersfield mainline railway station is on the Portsmouth Harbour to London Waterloo 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 close-by, Churchers College and Herne Junior school.

Council Tax Band – D - £1937.04 per annum.

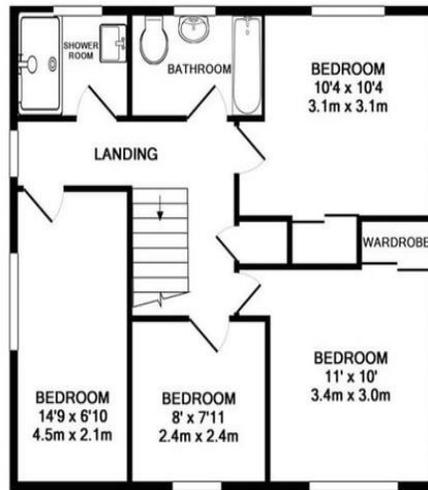
Viewing strictly by appointment with the Selling Agents, Jacobs & Hunt, Petersfield. Tel: 01730 262744.

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





GROUND FLOOR
APPROX. FLOOR
AREA 753 SQ.FT.
(70.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 602 SQ.FT.
(55.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1355 SQ.FT. (125.9 SQ.M.)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

26 Lavant Street, Petersfield,
Hampshire, GU32 3EF

www.jacobshunt.co.uk
01730 262744
properties@jacobshunt.co.uk

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

