

**Jacobs & Hunt**

17 KIMBERS, PETERSFIELD, HAMPSHIRE, GU32 2JL  
ASKING PRICE OF £785,000



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Occupying an elevated position, this detached family home enjoys far reaching views across to Butser Hill and the South Downs. Located within a few minutes walk to the mainline station, this really will make great new home.

Owned since new in the 1970's, the current occupants have upgraded the home as required over the years and is now available with no onward chain. Approached via the driveway, that is adjacent to an open lawned garden and leads to an attached garage, the centrally positioned front door opens into a hallway, with the staircase to the upper floor and doors to; a dual aspect sitting room, that enjoys patio doors out onto an area of raised decking, looks over the rear garden. A separate dining room sits to the front and is adjacent to a refitted modern kitchen that includes integrated appliances. Additionally, on the ground floor is a useful cloakroom/utility room.

On the upper floor there are four well-proportioned bedrooms and a family bathroom. The rear bedrooms benefitting from the amazing vista across the south-west of Petersfield.

The rear garden is a hidden jewel in this property's crown, somewhere owners will enjoy relaxing, entertaining and alfresco dining. The owners, along with a couple neighbours were able to purchase some additional land behind their gardens, soon after moving in and the result is a larger than average plot.

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: East Hampshire District Council – Band F (£2797.95 per annum)

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

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# Kimbers, Petersfield

Approximate Gross Internal Area = 131.0 sq m / 1410 sq ft  
 Garage = 16.1 sq m / 173 sq ft  
 Total = 147.1 sq m / 1583 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. (ID817154)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	68   D	
39-54	E		
21-38	F		
1-10	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

