





Tucked away on a quiet road on the northern edge of Petersfield, is this detached, four bedroom home that will require a programme of updating, but affords great potential and subject to planning, possible even extending.

The house is approached via a driveway providing parking for several cars that accesses a double garage. The front door opens into an entrance hallway, with staircase to the first floor, cloakroom/WC and doors to; a dual aspect sitting room, with fireplace and glazed French doors to the rear garden, integral glazed door through to a rear aspect Dining room that leads through to the kitchen and Utility room.

On the first floor, the main bedroom looks over the garden and has a recessed shower cubicle, three further bedrooms are serviced by a family bathroom.

Externally, the rear garden has an area of paved terrace, a lovely space to relax, entertain and enjoy alfresco dining, that leads to a mainly lawned garden, with pedestrian gate accesses a side path that leads out to the front. The attached double garage has a electric roller-shutter door and opens into a workshop area, that has a pedestrian door to the side passageway.



Petersfield has a plethora of amenities. With the original market square at its heart and a twice weekly market, Petersfield offers a Waitrose and a Marks & Spencer Food Hall, as well as a selection of boutiques, restaurants, and independent coffee shops. With many active clubs and societies, Petersfield is renowned for its vibrant and welcoming social scene. It also benefits from an easy proximity to a wealth of leisure opportunities to suit all tastes, including Taro leisure centre with its pools, gym and

workout classes. There is a choice of two golf courses located at Petersfield (right on doorstep of Sheet) and Liphook, horse racing and motor racing at Goodwood, the Festival Theatre in Chichester and polo at Cowdray Park. Get out into the countryside and enjoy horse riding across the South Downs, walks through the Meon Valley and the Queen Elizabeth Country Park, not to forget taking to the water for sailing off the south coast. Aside from the choice of days out, Petersfield and its surroundings are a favourite for families, thanks to the excellent state and independent schools in the area, including The Petersfield School, Churchers College, Bedales and Ditcham Park, serving children of all ages.

Council Tax Band G - £3333.35 per annum. East Hampshire District Council. (2022-2023)

Viewing strictly by appointment with Jacobs & Hunt, Petersfield. Tel: 01730 266744

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Downside, Reservoir Lane, Petersfield

Approximate Gross Internal Area = 162.4 sq m / 1748 sq ft
 Garage = 40.3 sq m / 434 sq ft
 Total = 202.7 sq m / 2182 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. (ID851696)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 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

