





Offering beautiful countryside views, this detached period cottage is located within the South Downs National Park and is a short distance from the market town of Petersfield. Providing spacious accommodation throughout, this lovely three bedroom detached cottage offers buyers great potential.

Situated on a good sized plot which includes separate garage, parking for many vehicles, a generous lawned garden with a range of mature trees and plants, and far reaching countryside views towards the South Downs.

Internally the accommodation includes entrance hall with stairs leading to the first floor, good sized living with double glazed windows to side and front aspect. A kitchen/dining room with double glazed window to front aspect and door to garden. Additionally, the dining area provides an open fireplace, and downstairs utility room/w.c.

To the first floor is an open landing with view toward Butser Hill. Access to loft and doors to principal rooms which include three double bedrooms, all with double glazed window and family bathroom.



Petersfield is a highly popular market town with a good range of schools, restaurants, and shops. It is also conveniently located with good transport links via Petersfield train station, and the A3 to Portsmouth and London.

Ideal for extending, subject to planning.

Services: We understand the property is serviced via mains water supply and electricity. Septic tank and oil fired central

heating.

Council Tax Band - E- £2286 per annum

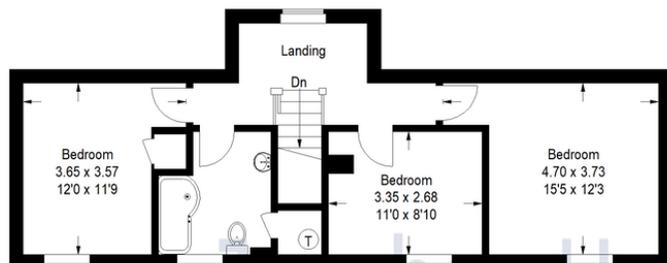
Viewings strictly by appointment with Jacobs & Hunt,  
Petersfield. Tel: 01730 262744

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

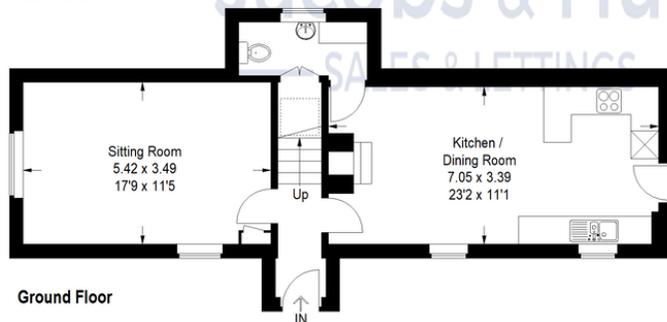


## Winchester Road, Petersfield

Approximate Gross Internal Area = 108 sq m / 1162 sq ft  
 Outbuilding = 14 sq m / 151 sq ft  
 Total = 122 sq m / 1313 sq ft

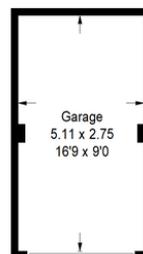


First Floor



Ground Floor

= Reduced headroom below 1.5 m / 5'0



Outbuilding  
 (Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID875787)



Score	Energy rating	Current	Potential
92+	A		97   A
81-91	B		
69-80	C		
55-68	D		
39-54	E	45   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

