





An iconic Petersfield family home that was built in 1927, that stands in its private and well enclosed grounds, as a very spacious and traditional family home with huge ambience. Now brought to the market for the first time in 50 years with no onward chain and offering the new owners the opportunity to extend, subject to planning, and improve this beautiful period house to their own style and desire.

Petersfield town centre is within easy walking distance with its excellent shopping and entertainment facilities and mainline railway station to London Waterloo.

Bedales, Churcher's Senior and The Petersfield School are all easily accessible.

Accommodation comprises:

Entrance vestibule with glazed windows and quarry tiled floor with front door leading to entrance hallway which runs the length of the house, stairs leading to half landing and then first floor landing, stripped wood flooring, steps down to rear hallway door giving access to the rear garden, under stairs cupboard. Door to the front of the property and outside storage shed.

The sitting room offers a triple aspect with views to the front, side and rear of the house with an original tiled fireplace and hearth. Wall light points.

The dining room overlooks the rear of the house with two windows and features a very attractive open fireplace.

The study sits between the dining room and the sitting room and offers a brick built fireplace, built in storage



cupboard.

The hub of the house is the very spacious kitchen/dining/family room which is fitted with a range of white kitchen cupboards, and original built in storage cupboards, with contrasting worktop. Gas AGA cooker and additional separate gas hob and electric oven, plumbing for dishwasher. Plenty of space for table and chairs and further entertainment seating. Large larder.

The laundry room has plumbing for a washing machine and space for a tumble drier and large fridge/freezer. Wall mounted gas boiler and insulated hot water tank.

Off the main entrance hallway is a bathroom with bath, WC and wash hand basin.

The first floor offers access to a very large loft space which is ideal for further extension, subject to planning, and a large linen cupboard.

There are two spacious principal double bedrooms, two further double bedrooms and a large single bedroom and this is complemented by two separate bathrooms - one with bath, shower and wash hand basin, the second with Parisian style bath, bidet and wash hand basin and then a separate WC.

Externally, the front of the house offers a large driveway with ample parking, and a detached, brick built double garage with metal up and over door. Separate wooden storage shed.

The rear garden is a real feature of the house and has an



easterly view with a bright southerly aspect providing sun and light all day. Immediately to the rear of the house is a full width terrace with steps leading down to the large lawn with well stocked borders that offer a high degree of privacy with thick plants, trees and shrubs.

There is a substantial and charming timber building to the rear of the garden with light and power, which is ideal as a home office, studio or children's den.

Mains water, gas and electricity.



Tilmore Road, Petersfield

Approximate Gross Internal Area = 259.5 sq m / 2793 sq ft
 Outbuildings = 46.2 sq m / 497 sq ft
 Garage = 27.2 sq m / 293 sq ft
 Store = 1.0 sq m / 11 sq ft
 Total = 333.9 sq m / 3594 sq ft



Ground Floor
 Outbuildings
 (Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. (D879119)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	46 E	
21-38	F		
1-20	G		

26 La vant Street, Peters field,
 Ha mpshire , 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

