

Jacobs & Hunt

BRACKEN COTTAGE, PETERSFIELD ROAD, GREATHAM, HAMPSHIRE, GU33 6AS
£625,000





Charming Victorian detached three bedroom property located in the tranquil village of Greatham, Hampshire, located just off the A3 giving easy access to Petersfield, Portsmouth, Guildford & London. Liss village is just a few miles distant and offers a mainline railway station with London Waterloo being within just 50 minutes travelling time.

Greatham village itself offers a lovely country pub, Primary School, Church and is surrounded by beautiful, open countryside and woodland walks.

The property comprises the following accommodation;

Front door leading to bright and spacious kitchen/breakfast room with window to front aspect and overlooking woodland. Wall mounted gas boiler, range of floor units, tiled floor, space for table and chairs.

Double glass doors that open to the dining with double glazed French doors to the driveway and courtyard, brick faced open fireplace.

To the rear of the property is the sitting room with French doors leading to the rear garden.

Inner hall way with free standing bookshelves and stairs rising to first floor (Please note - the stair lift is being removed.) Recently fitted ground floor shower room with walk in shower, vanity unit with hand basin and WC, tiled floors.

On the first floor is the landing with airing cupboard and hot water tank.



Principal bedroom to the front of property, built in wardrobes and shelving. The second bedroom overlooks the rear garden and bedroom three offers a wardrobe and shelving. All rooms are of excellent size.

Family bathroom with three piece of suite and separate shower over the bath.

Externally, to the front of the house, the driveway is offset from a small lane and offers parking for three cars and leads to a double detached garage which could, STP, be perfect for extending the original house. Pathway between the house and garage leads to a gardeners oasis of the most beautifully manicured garden with lawned areas, terraced seating areas, small garden pond, gazebo and an array of trees, plants and bushes that is completely private and enclosed.

Gas central heating. Double glazed bar one small window.

Council Tax Band E - £2479 per annum.

Mains water, electricity and sewage.

No onward chain.

Please contact Jacobs & Hunt estate agents, Petersfield for further information.

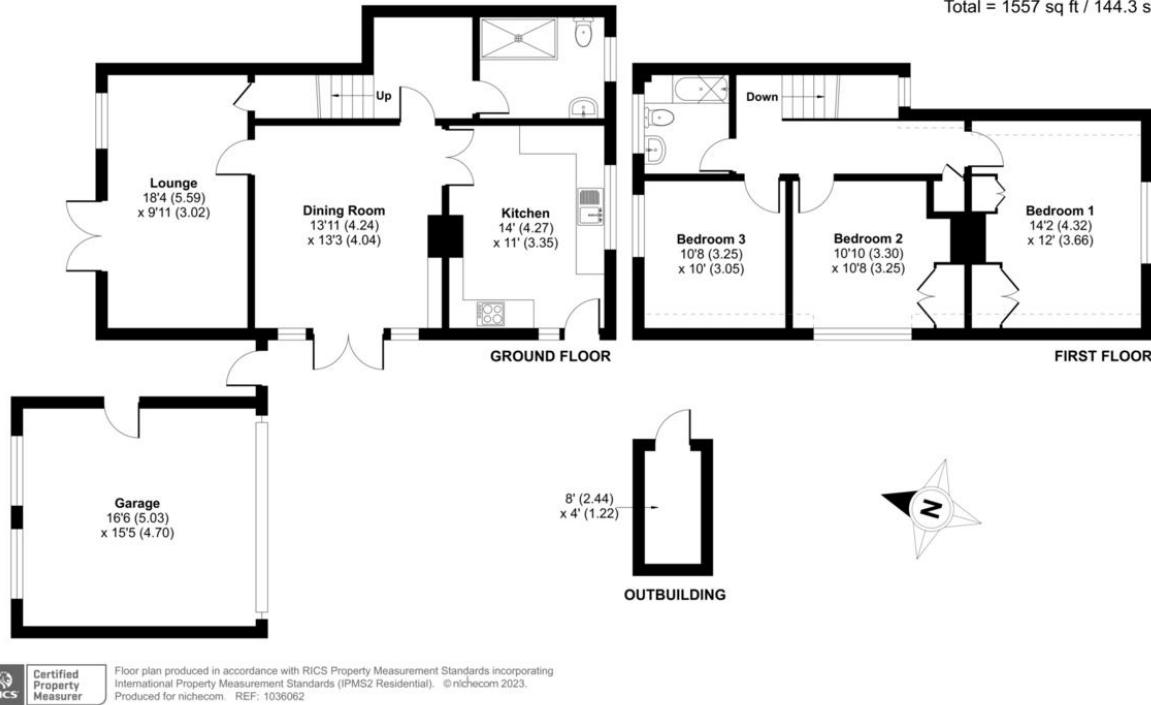
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Bracken Cottage, Petersfield Road, Greatham, Liss, GU33 6AS

Approximate Area = 1228 sq ft / 114 sq m
 Including Limited Use Area(s) = 43 sq ft / 3.9 sq m
 Outbuilding = 32 sq ft / 2.9 sq m
 Garage = 254 sq ft / 23.5 sq m
 Total = 1557 sq ft / 144.3 sq m

Denotes restricted head height



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		

RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for nichecom. REF: 1036062

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