





Upon entrance, the accommodation comprises of an inviting entrance hall with karndean flooring, downstairs cloakroom and an appealing turning staircase to the first floor.

The open plan living arrangement towards the back of the home is the pinnacle of the property. The arrangement is truly superb, providing wonderful accommodation for family living.

The kitchen has a four circle induction hob, extractor fan and a range of fitted appliances, such as a double oven, washing machine, dishwasher and fridge/freezer. There is also space for a tumble-dryer in an under-stair cupboard.

The current owners have also converted an integral garage into a further reception room, wonderfully decorated and purposed as a snug/sitting room to relax in at evening-time. But there are still two private parking spaces to the front of the property.

On the first floor, the master bedroom is spacious, offering built in storage as well as a double wardrobe. There is an en-suite shower room servicing the master bedroom. The two further bedrooms are of excellent size, and serviced by a beautifully appointed family bathroom.

The garden can be accessed through two sets of french doors. The space is private with a west-facing aspect, it is largely paved with a small lawn area at the bottom. There are steps down to a summer house and plenty of seating options to enjoy the afternoon sunshine. There is also a side gate providing access to the front of the property.



Greatham has a primary school, public house and village hall and lies about two and a quarter miles from Liss, which offers more comprehensive facilities as well as a main line rail service on the London Waterloo to Portsmouth line; Even more amenities can be found in the nearby market towns of Petersfield and Alton whilst Liphook with its well regarded schools, cinema and train station is just a short drive away. The village itself is set in The South Downs National Park with the surrounding countryside offering fantastic walking and riding country. The nearby A3 provides good links to Portsmouth, the M27 and the coast to the south and Guildford, the M25 and London to the North

Gas central heating - double glazed windows.

EPC rating - D.

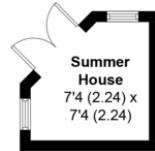
Council Tax Band E - £2361 per annum.

Mains water, electricity, gas and drainage.

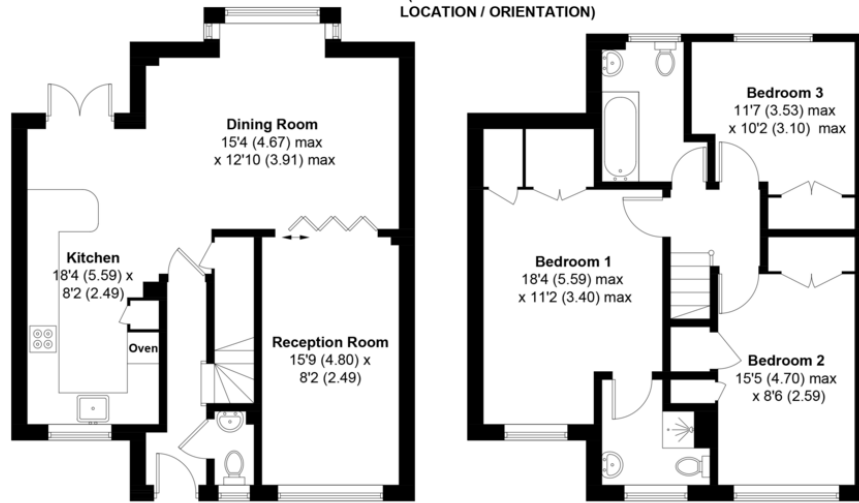
Viewings through the owners sole agents, Jacobs & Hunt, Petersfield.



**18, Todmore, GU33 6AR**  
 APPROXIMATE GROSS INTERNAL AREA = 1141 SQ FT / 106.0 SQ M  
 SUMMER HOUSE = 46 SQ FT / 4.3 SQ M  
 TOTAL = 1187 SQ FT / 110.3 SQ M



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



**GROUND FLOOR**

**FIRST FLOOR**



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1067992)  
 Produced for Jacobs & Hunt - Petersfield

Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B		
69-80	C		
55-68	D	61 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

