





A beautifully presented and extended, four double bedroom detached home, located on a corner plot in a quiet cul-de-sac within the Herne Farm Development.

The house has the addition of a double glazed conservatory across the full width at the house and a very large, south facing corner plot garden.

The entrance hallway has oak flooring, built in storage and stair access to the first floor and WC.

To the front of the house are two good sized reception rooms - dining room and snug/study. Behind this is a large sitting room which is open plan to the full width conservatory, that in turn opens to the kitchen/breakfast room area. There is a separate utility room.

The first floor offers landing, principal bedroom with ensuite shower and three further double bedrooms. There is a lovely, refitted family bathroom.

The garden is a real feature and has a full width, Indian Sandstone patio with steps leading to a large rear garden that wraps around the house with adjacent detached double garage.

There is a block paved driveway with parking for 4 vehicles.

Head Down is conveniently located within walking distance to Petersfield High Street and railway station. The highly desirable market town has a mainline station which provides frequent services into London Waterloo in just over an hour. The town provides extensive shopping facilities as well as a superb selection of coffee shops, pubs



and restaurants. Transport links are excellent with the A3 providing fast and direct road access to London, the M25, the international airports of Southampton, Gatwick and Heathrow as well as the south coast.

Within the area there is an excellent range of schools including Ditcham Park between South Harting and Petersfield, Churcher's College and Bedales in Petersfield. There are also highly regarded state schools nearby including Bohunt School in Liphook, Midhurst Rother College and The Petersfield School.

Sporting facilities are excellent, with racing at Goodwood, polo at Cowdray Park, sailing at Chichester Harbour and golf at Liphook, Hindhead, Cowdray Park and Goodwood. The surrounding countryside is beautiful and provides many excellent opportunities for walking and riding, with an array of wonderful footpaths and bridleways within a short walk or drive.

All windows and external doors, including the conservatory, are fully double glazed.

Gas central heating. Mains water, drainage, and electricity.

Council Tax Band F £3068 pa

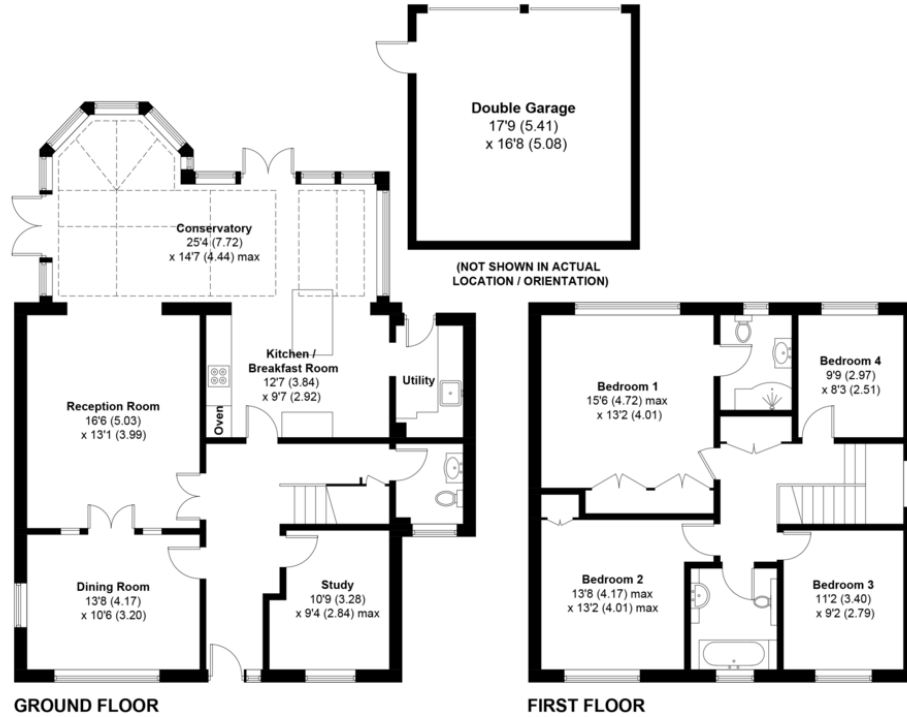
Viewing through Jacobs & Hunt, Petersfield.

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## 8, Head Down, GU31 4PS

APPROXIMATE GROSS INTERNAL AREA = 1952 SQ FT / 181.4 SQ M  
 DOUBLE GARAGE = 296 SQ FT / 27.5 SQ M  
 TOTAL = 2248 SQ FT / 208.9 SQ M



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		

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 (ID1094253)  
 Produced for Jacobs & Hunt - Petersfield

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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 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



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