

Jacobs & Hunt

1 TORBERRY DRIVE, PETERSFIELD, HAMPSHIRE, GU31 4HW
ASKING PRICE OF £875,000





This wonderful family home is situated in private, non-overlooked gardens of half an acre and just a minutes walk to Heath Pond, Petersfield. A painted, shingle render to the outside of the house along with detached garage and workshops with large front garden gives the house a lovely ambience.

Internally, the house offers open fireplaces and parquet flooring and is a lovely family home. The potential for improvement or extension to add further value really is the feature of the house and it affords great potential to the new owner.

Accommodation includes;

Entrance hallway and cloakroom, parquet flooring. Study with fireplace and parquet flooring.

Sitting with patio doors to rear garden. Open fireplace.

Dining room leading to galley kitchen with utility room.

On the first floor are four bedrooms and a family bathroom.

Externally, the house is approached by a driveway with a fantastic frontage. There is a garage with workshop area and wood store. A wall and wrought iron gate leads to the rear garden which is lawned and south facing with further workshops. To the west of



the house is a large area which has been used as vegetable plots.

Heath Pond is just across the road with Petersfield town centre just a few minute further on.

Gas central heating, mains drainage, water, gas and electricity.

EPC Rating - D.

Council Tax Band F - £3068 per annum.

Viewing through the agents sole agents, Jacobs & Hunt, Petersfield.

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1, Torberry Drive, GU31 4HW

APPROXIMATE GROSS INTERNAL AREA = 1494 SQ FT / 138.8 SQ M

GARAGE = 247 SQ FT / 23.0 SQ M

OUTBUILDINGS = 302 SQ FT / 28.1 SQ M

TOTAL = 2043 SQ FT / 189.9 SQ M



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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 (ID1135205)
 Produced for Jacobs & Hunt - Petersfield

26 Lavant Street, Petersfield,
 Hampshire, 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

