

# Jacobs & Hunt

18B WINCHESTER ROAD, PETERSFIELD, HAMPSHIRE, GU32 3BL  
ASKING PRICE OF £775,000







Set on the outskirts of Petersfield town centre and within 1/2 mile of the main line station serving Waterloo is this substantial four bedroom detached family home.

Upon entering the property through its double glazed front door you will be in the spacious entrance hall with Karndeen flooring and doors serving the downstairs rooms.

Immediately to your right you will find the Living room with separate lounge and dining areas. This dual aspect room has wooden flooring, a double glazed window to the front and double glazed sliding doors that provide access to the rear garden.

From the hallway an square archway provides access to an ante room that leads into the study with a double glazed front aspect window.

A cloakroom WC can also be found off the hallway.

The kitchen/breakfast room is a generous size space and has a sink unit with drainer and mixer tap overlooking the rear garden and a wide range of eye and base level storage units with worktops adjacent. Space enough is provided for a table and chairs. A range of domestic appliances is included including an 8 ring gas hob with an extractor hood over, dishwasher and fridge.

From the kitchen an archway opens into a generous size utility room with sink unit and drainer with a mixer tap, eye and base level storage units, worktops and plenty of space for two domestic appliances. Combination boiler. A door opens into a large walk in larder and a further door to the side provides access to the outside.





The first floor is accessed by a return staircase and there is a good size landing with loft access and a line cupboard.

The Master bedroom is a good size room with a rear aspect double glazed window and has access to its ensuite shower room after passing through a dressing room complete with a range of built in wardrobes with sliding doors. The ensuite shower room has been refitted and features a walk in base level shower with large panel screen, large overhead shower and hand held shower, low level WC and a wash hand basin that is set within a worktop with cupboards below. The walls and floor are fully tiled. Extractor system.

Further bedroom accommodation comprises three further bedrooms of which two are double in size.

The family bathroom is a noteworthy feature and has been refitted to a high standard. Being fully tiled, the suite comprises of a base level shower with glazed shower screen, large overhead shower and a hand held shower, a low level WC and a wash hand basin that is set within a worksurface and has a cupboard below. Extractor system.

Externally and to the front is a tarmac driveway that provides off road parking for several cars. This leads to its single attached garage with up and over door, light and power and access to the rear garden through a small sun room which is glazed and has sliding doors.

The rear garden is fully enclosed by mature trees, hedgerow and fencing. It comprises of a patio area and faux turf area. There is an outside tap and a side access gate to the front.



Services: All main services are connected.

Council tax: East Hants District council band F, £3370.44, 2025/2056.

Contact Jacobs and Hunt to arrange your viewing. Available 7 days a week for your convenience.





## 18B Winchester Road, Petersfield

APPROX. GROSS INTERNAL FLOOR AREA 1789 SQ FT 166.1 SQ METRES (INCLUDES GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		

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