





Located on the highly sought-after residential road of Monks Orchard, this five-bedroom detached house offers generous living space, a beautifully landscaped garden, and excellent proximity to some of the area's best schools, including Bedales, Churcher's College, Ditcham Park, and well-regarded state schools such as The Petersfield School.

Set back from the road with driveway parking and a tandem-length double garage, the property sits on a substantial plot with a rear garden that has been thoughtfully designed and maintained. The garden features a wide variety of specimen trees, mature shrubs, well-stocked borders, a pond, and a patio area ideal for outdoor entertaining.

Inside, the house offers excellent proportions throughout. A large entrance hallway leads to a lovely dining room, a modern and well-fitted kitchen/breakfast room with views and access to the garden, and a spacious sitting room with a fireplace and sliding doors opening onto the patio and garden beyond.

Upstairs are five bedrooms. The main bedroom is particularly large, with space to create a dressing area and en-suite, if desired. There are three further double bedrooms, one of which features a large en-suite shower room, plus a fifth single bedroom or study with views over the rear garden.

This is a rare opportunity to secure a well-balanced family home in one of Petersfield's most desirable locations.

Please contact Jacobs & Hunt to arrange an accompanied appointment. Early viewing is highly recommended.



Council tax band F - £3223 per annum
Double glazed throughout
Gas central heating with solar thermal
All mains services

WE ARE OPEN 7 DAYS A WEEK FOR YOUR VIEWING
CONVENIENCE.



Monks Orchard

Approximate Gross Internal Area = 174.6 sq m / 1879 sq ft
Garage = 30.8 sq m / 331 sq ft
Total = 205.4 sq m / 2210 sq ft



Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1243863)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		

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 and 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



Zoopa rightmove onTheMarket