







This beautiful period three bedroom house has undergone extensive renovation throughout including a bespoke loft conversion.

Works include new floors, new ceilings, central heating, wiring, plastering, flooring - please ask for the complete list of works.

Approaching the house, it is clear to see the very high quality work that has been invested into this beautiful home.

Front door to entrance hallway with cloaks cupboard.

Large double reception with down lights, period cornicing, wooden floor, enamel gas burning stove.

Rear hallway leading to a fully fitted kitchen/breakfast room with door leading to the rear terrace and garden.

The first floor offers a large Master Bedroom and second bedroom with a beautifully appointed bathroom with travertine flooring, shower, WC and hand basin.

Staircase leading to a fantastic loft conversion with double aspect bedroom with matching Velux skylights, shower room with WC and a thought fully designed study.

Outside is a sunny terrace and large rear garden with lawn and flowering borders. To the end of the garden is a further lawned area with large garden shed.

Easy walking distance to the town centre and mainline railway station. On road permit parking and local free



parking in the evening and Sunday.

All mains services.

Council Tax Band C - £2232 per annum.

Viewing through the Vendors Sole Agents, Jacobs & Hunt,  
Petersfield.

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CONVENIENCE!





## Charles Street, Petersfield

Approximate Gross Internal Area = 116.3 sq m / 1252 sq ft



Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1195329)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 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 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



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