





Situated on a highly sought-after no-through road in Petersfield, this beautifully extended and remodelled four/five bedroom semi-detached home offers exceptional and versatile accommodation, perfectly suited to modern family living. Presented in turnkey condition throughout, the property combines generous proportions, high-quality finishes and an enviable south-facing garden.

The property is approached via a spacious driveway providing parking for four to five vehicles, leading to a welcoming entrance. Inside, a large entrance hallway sets the tone, with stairs rising to the first floor. To the left is a cosy front-aspect snug, ideal as a sitting room, playroom or home office.

To the rear lies the true heart of the home – a stunning open-plan kitchen/dining/family room, designed for both everyday life and entertaining. The kitchen is beautifully fitted with tiled walls, an integrated dishwasher and oven, and a four-ring induction hob with extractor hood. A door opens directly onto the south-facing rear garden, while there is ample space for a large dining table and additional seating inside.



Flowing seamlessly from this space is a bright and spacious garden room, featuring tiled flooring, skylights and French doors opening onto the garden, creating a wonderful connection between indoor and outdoor living.

The ground floor further benefits from a WC, a useful utility area with sink, and a large internal store (formerly the garage), all accessible from within the house.

On the first floor, there are three generous double

bedrooms. The impressive principal bedroom enjoys a large en-suite bathroom, while the remaining two bedrooms are served by a newly fitted contemporary shower room.

The second floor provides excellent flexibility, featuring a large double bedroom with two Velux windows and built in storage. Adjacent is a WC with hand wash basin, alongside a further room which could be utilised as an additional bedroom, home office, or reconfigured to create an en-suite bathroom and walk-in wardrobe.

Outside, the south-facing rear garden has been designed for ease of maintenance, with artificial grass, a patio seating area and a large timber-clad store, ideal for bikes, garden equipment or hobbies.

Petersfield is a highly regarded market town nestled within the South Downs National Park, offering an excellent balance of countryside living and commuter convenience. The town boasts a variety of independent shops, cafés and restaurants, along with a mainline railway station providing direct services to London. The surrounding countryside offers outstanding walking, cycling and outdoor pursuits. A range of well-regarded local schools, both state and independent, further enhances the area's appeal for families.

This is a stylish, spacious and superbly located family home, offering flexible accommodation and finished to a high standard throughout.

Tenure: Freehold

Gas central heating

Double glazed throughout



Council tax band D - £2232 per annum

All mains services

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

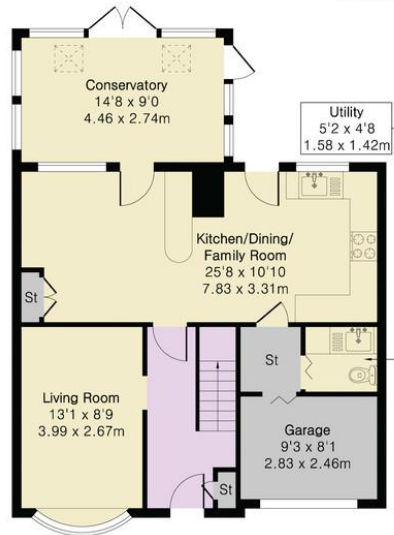


**Approximate Gross Internal Area 1673 sq ft - 155 sq m
(Including Garage)**

Ground Floor Area 764 sq ft – 71 sq m

First Floor Area 596 sq ft – 55 sq m

Second Floor Area 313 sq ft – 29 sq m



Ground Floor



First Floor



Second Floor



%epcGraph_c_1_381%

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



Zoopla **rightmove** **onTheMarket**