





Set back behind a private driveway and well-tended hedging, this semi-detached family home has been sympathetically extended to suit modern family life without losing any of its original character, and is offered for sale with no forward chain.

The house benefits from a double-storey extension, giving rise to a generous kitchen with garden views and a third double bedroom upstairs. The result is a home where every bedroom is now a genuine double, a rare and welcome find in a house of this style and age.

The entrance hall, with its original staircase and warm carpet runner, sets an immediately homely tone. To the front, a bright and well-proportioned living room flows through to a connecting dining room - an easy space for entertaining, or for quieter family evenings by the fire. Beyond, the extended kitchen is fitted with a good run of cabinetry and framed by windows to both sides that draw in light from the garden and side return. A ground floor cloakroom and useful storage complete the accommodation.



All three bedrooms are arranged around a central landing, each a comfortable double. The principal bedroom enjoys a bay window with elevated views over neighbouring rooftops and greenery beyond - a lovely spot for morning light. The family bathroom has been fitted with both a bath and a separate shower, finished in calm, neutral tones.

To the rear, a patio area provides an ideal spot for outdoor dining, with steps rising to a well-maintained lawn beyond - bordered by mature planting and hedging that give a strong sense of privacy - ideal for children, pets, or simply enjoying

a summer evening outdoors. A garden shed and greenhouse offer further scope for the keen gardener. To the front, a private driveway provides off-road parking alongside the garage, with further space for a second vehicle.

LOCATION

Oaklands Road sits within easy, level walking distance of Petersfield's historic town centre, known for its independent shops, weekly market, and Georgian architecture. The town's mainline station offers direct services to London Waterloo, while the surrounding countryside of the South Downs National Park is on the doorstep for walking, cycling, and country pursuits.



Oaklands Road, Petersfield

Approximate Gross Internal Area = 102.3 sq m / 1101 sq ft

Garage / Store = 16.7 sq m / 180 sq ft

Total = 119.0 sq m / 1281 sq ft



Reduced headroom below 1.5m / 5'0"



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1324083)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	62 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 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



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