





Occupying a generous plot on one of Petersfield's most charming residential roads, this substantial four-bedroom detached home presents a rare and genuinely exciting opportunity for buyers looking to create something truly special. Extending to approximately 1,813 sq ft (168 sq m) of gross internal area - including the double garage - the property offers a compelling canvas for modernisation and personalisation, with the bones of an excellent family home already firmly in place.

Arriving at the property, one is immediately struck by the sense of space and privacy the plot affords. A sweeping tarmac driveway provides ample off-road parking for multiple vehicles and leads to an integral double garage measuring an impressive 17'9 x 16'6 - a genuinely versatile space that could serve equally well as additional living accommodation, a home office, or workshop, subject to the usual consents.

The ground floor is arranged around a welcoming entrance hall and bootroom, setting a practical tone for what is clearly a well-considered family layout. The principal reception room is a particularly impressive space - a dual-aspect living and dining room stretching to over 26 feet in length, with doors opening directly onto the rear garden. A feature fireplace provides a natural focal point, and while the room retains its current presentation, the proportions speak for themselves.



The kitchen and breakfast room is a comfortable, sociable space with a pleasant outlook over the rear of the property. There is good storage throughout, a double oven, and an adjoining utility room - practical, functional, and ready for a buyer's own vision to be realised. A ground floor cloakroom

completes the downstairs.

Upstairs, the property continues to impress with four well-proportioned bedrooms, the largest of which extends to 15'10 x 9'2 - a genuinely spacious principal bedroom. A further double bedroom measuring 13'3 x 11'11 sits to the opposite wing, with two further bedrooms - one of which works equally well as a study or home office - completing the first-floor accommodation. A family bathroom serves the upper floor.

Outside

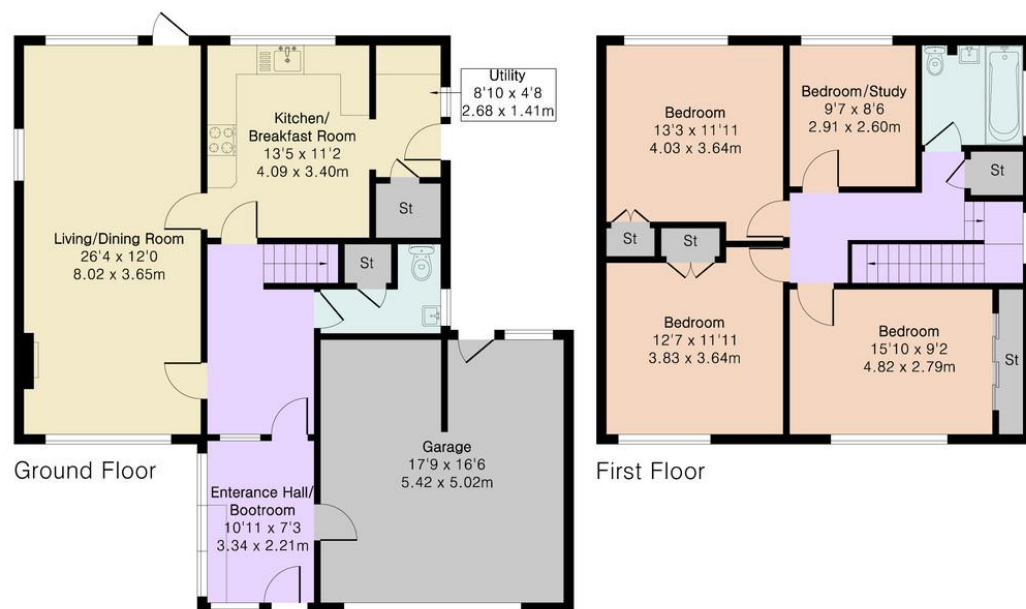
To the rear, the garden is a real highlight. Largely lawned and well-screened by established hedging and fencing, it is a wonderfully private space - ideal for families. A paved terrace directly off the living room provides an immediate outdoor entertaining area, with plenty of space beyond for children and gardening enthusiasts alike. The front garden is equally well kept, with mature shrubs and a handsome tree adding considerable kerb appeal to the overall presentation.



**Approximate Gross Internal Area 1813 sq ft - 168 sq m
(Including Garage)**

Ground Floor Area 1071 sq ft – 99 sq m

First Floor Area 742 sq ft – 69 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	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 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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