





Behind its handsome red brick frontage, Rushes Road is a house that has clearly been loved. The current owners have combined period character with a confident, colourful decorative scheme, creating a home that feels both warm and thoughtfully considered.

A pale green front door opens into the hall, where original stripped floorboards set the tone for the ground floor. The front aspect sitting room is filled with natural light from a generous bay window. The focal point is the chimney breast, home to a woodburning stove set within a recess and finished with a chunky oak mantel. Bespoke shelving and cupboards, built either side of the chimney breast, provide plenty of storage and display space, while the room's proportions allow comfortably for both sofa and reading chair.

To the rear, the kitchen/dining room is very much the hub of the house. The kitchen is fitted with a range of sage green Shaker-style cabinets beneath solid timber worktops, with a Belfast sink, integrated oven and gas hob, and a striking patterned tile splashback. A breakfast bar runs beneath the windows, ideal for informal meals, while the dining area comfortably accommodates a table and bench seating, with room to spare. Stripped floorboards continue through the dining space, and a door opens directly onto the garden, making this a wonderful room for entertaining through the warmer months.



Upstairs, the principal bedroom is a bright, well-proportioned double, with two sash windows and ample space for wardrobes and drawers. The second bedroom is also a good size and currently arranged as a child's room, with a built-in desk area and room for a double bed or bunk

beds.

The family bathroom is fitted with a panelled bath, a separate shower enclosure with thermostatic shower, WC and window.

The rear garden is a real feature of the property and is considerably larger than one might expect of a house of this type. A timber decked path leads from the kitchen door past a sunny seating area, framed by mature planting including hydrangeas, a fig tree and a variety of shrubs and perennials, before reaching a pond. A second, more secluded seating area sits alongside the garden office, tucked away from the main terrace.

The garden office is a purpose-built, insulated timber building, finished in black, with glazed doors and ample space for a desk, ideal for those working from home. Beyond it sits a large shed, offering excellent storage for bikes, tools and garden equipment.



Rushes Road, Petersfield

Approximate Gross Internal Area = 87.7 sq m / 944 sq ft
 Outbuildings = 12.9 sq m / 139 sq ft
 Total = 100.6 sq m / 1083 sq ft

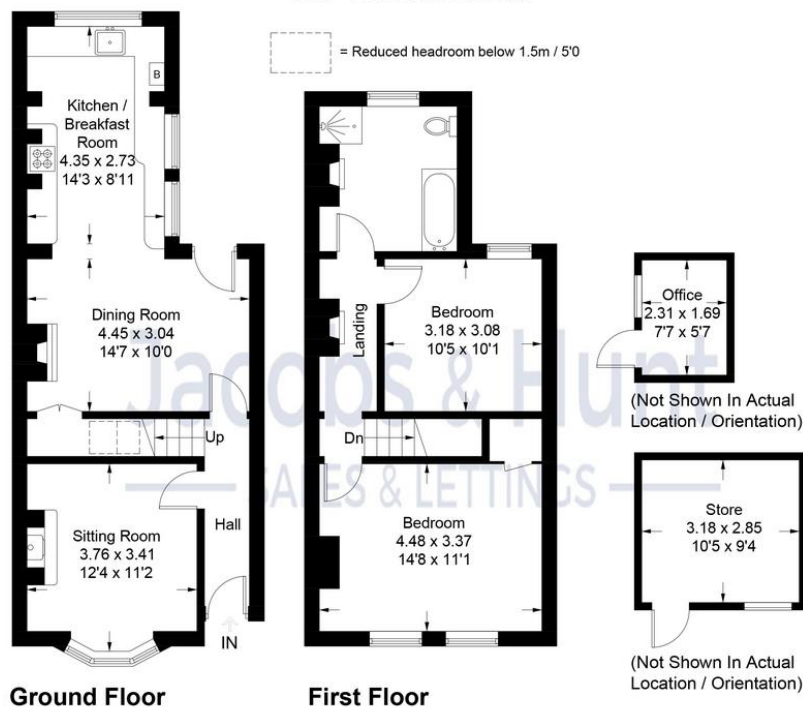


Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1341728)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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