





Set back from the road behind a block-paved and shingle driveway providing off-street parking, this attractive red-brick end-terrace home presents a striking façade with decorative gable detailing to the first floor and a charming bay window with fitted shutters. Occupying a quiet, established road within easy reach of Petersfield station and the town's independent shops, restaurants and weekly market, the property offers beautifully proportioned accommodation of 1,106 sq ft, brimming with character and thoughtful family living.

A characterful stained-glass front door, complete with original wood panelling, opens into a welcoming entrance hall, where original stripped pine doors and period detailing set the tone for the character found throughout. The bright reception room, with its charming bay window, forms a naturally sociable hub, centred around a cast-iron fireplace with decorative tiled inserts, and flowing through to a further reception/dining room with matching period fireplace - ideal for entertaining or quiet family evenings alike.

To the rear, the well-appointed kitchen/diner features terracotta flooring and a range of characterful fitted units, opening onto a bright conservatory currently arranged as a playroom, with double doors leading directly onto the garden.

Upstairs, three bedrooms are served by a family bathroom and separate WC, offering flexible accommodation for a growing family, home working, or guest space.

Outside, the standout feature is the generous, mature rear garden - a real rarity in the town centre - extending well



beyond the house with a paved patio, lawned garden, established planting, and space for a trampoline, play equipment or simply relaxing in the sunshine. A garden arbour and useful storage shed complete the outside space, while to the front, the block-paved and shingle driveway offers welcome off-street parking.

Petersfield itself offers an excellent range of independent shops, cafés and restaurants, together with a highly regarded weekly market, while the surrounding South Downs provide superb walking and riding countryside on the doorstep. The mainline station offers regular services to London Waterloo (approx. 65 minutes).

Council tax - Band D

Gas central heating

Double glazed throughout

All mains services

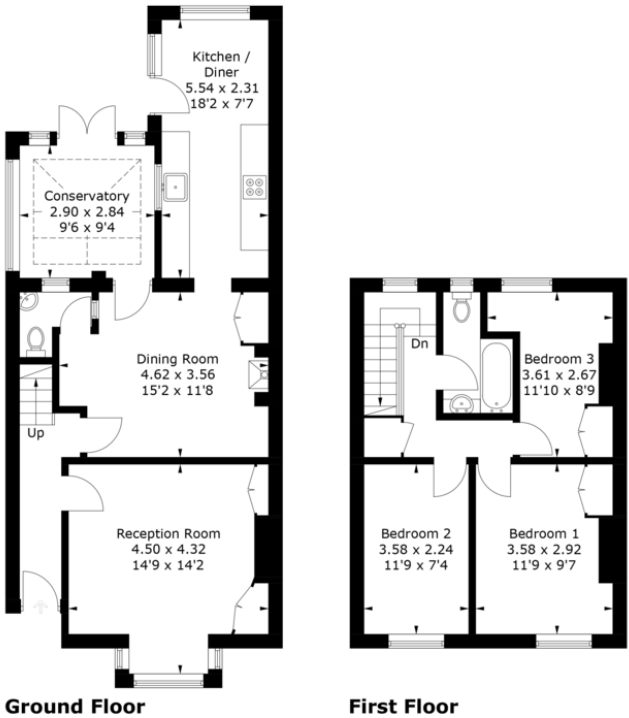
Tenure: Freehold

Please contact Jacobs & Hunt, Petersfield to arrange your



Rushes Road, GU32

Approximate Gross Internal Area = 102.8 sq m / 1106 sq ft



PRODUCED FOR HOMES ESTATE AGENTS
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1240995)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	54 E	
21-38	F		

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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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