





The house is approached via driveway parking for two vehicles and benefits from an attached double garage. The front garden is attractively laid to lawn with established borders featuring specimen plants, mature bushes and an eye-catching central shrubbery, leaving a welcoming first impression.

An entrance porch leads into a large hallway with stairs rising to the first floor. To the front of the property is a good-sized study, ideal for home working, positioned conveniently adjacent to a cloakroom.

The kitchen breakfast room enjoys a pleasant rear aspect and is complemented by a separate utility room with direct access to the rear garden. The dining room flows openly into a generous living room, complete with a large bay window and gas fireplace, creating an excellent space for entertaining and family gatherings. From the dining room, a substantial conservatory provides panoramic views over the garden and offers a wonderful additional reception space filled with natural light.

Upstairs, there are four genuine double bedrooms, three of which benefit from integrated wardrobes/storage. The principal bedroom is particularly spacious and enjoys views over the rear garden. The bedrooms are served by a large family bathroom, with the added convenience of a separate upstairs WC.

The property would now benefit from modernisation, presenting an exciting opportunity for buyers to update and potentially reconfigure the layout to create a stylish, open-plan family home tailored to their needs.



The enclosed rear garden offers a patio area ideal for outdoor dining, a well-maintained lawn, and mature borders planted with a variety of specimen trees and shrubs, providing both privacy and seasonal interest.

Herne Farm is a highly regarded residential area, known for its quiet surroundings and strong sense of community. The property is conveniently positioned for access to Petersfield's vibrant town centre, which offers a range of independent shops, cafés, restaurants and mainline rail services to London Waterloo.

The area is surrounded by beautiful countryside, providing exceptional opportunities for walking, cycling and outdoor pursuits. Well-regarded schools for all age groups are also within easy reach.

This is a rare opportunity to acquire a substantial detached home in a prime Petersfield location, offering space, potential and an enviable lifestyle setting.

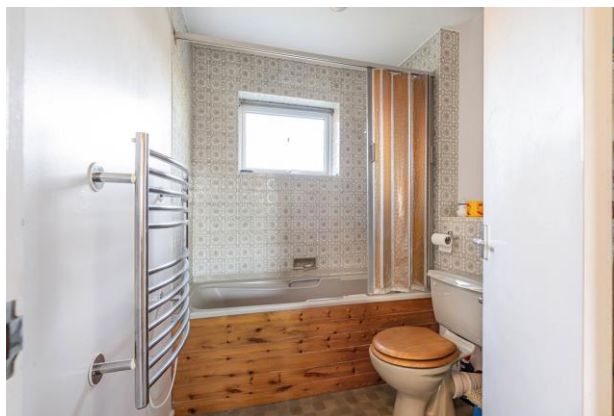
Council tax band F: £3223 per annum

Double glazed throughout

Gas fired warm air heating

All mains services

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

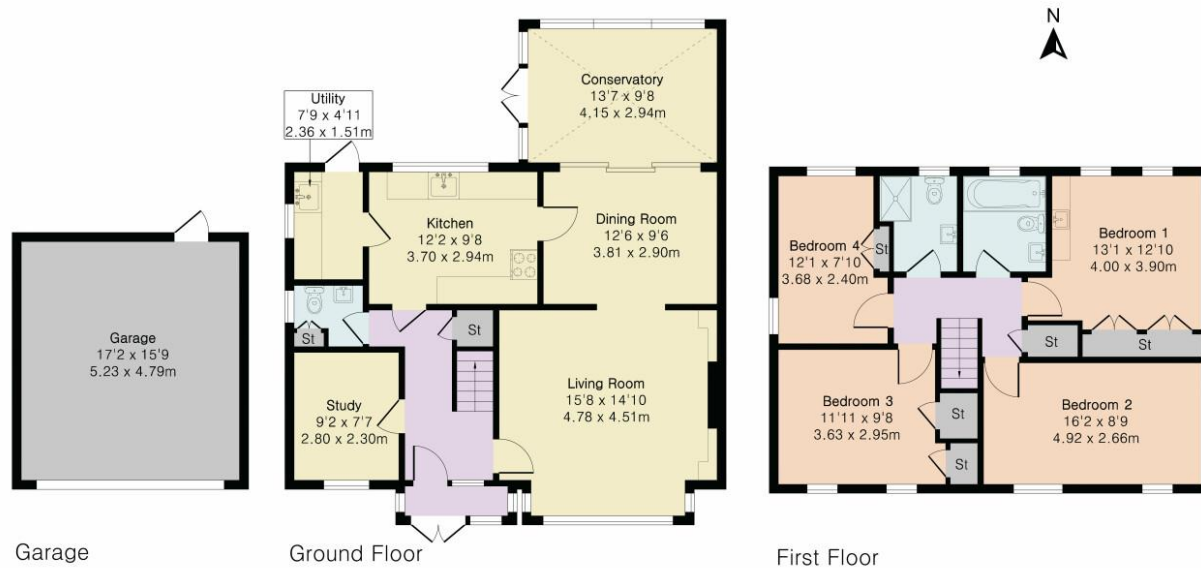


**Approximate Gross Internal Area 1538 sq ft - 143 sq m
(Excluding Garage)**

Ground Floor Area 863 sq ft – 80 sq m

First Floor Area 675 sq ft – 63 sq m

Garage Area 270 sq ft – 25 sq m



EPC TO FOLLOW

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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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