





Set within easy reach of Petersfield's town centre and station, this charming Victorian terraced home offers a wonderful blend of period character and stylish modern living across three floors, extending to approximately 1,306 sq ft (excluding eaves) plus a versatile workshop.

Step inside to a welcoming entrance hall leading through to a cosy reception room, complete with a wood-burning stove, bespoke fitted bookshelves and a beautiful bay window filling the space with natural light. The room flows seamlessly into a charming dining room with a second feature fireplace, ideal for entertaining, before opening into the show-stopping kitchen/diner - a stunning space fitted with handleless shaker-style navy cabinetry, brass fittings, a range cooker and a Belfast sink beneath a garden-facing window. A vaulted, skylit garden room off the kitchen provides a lovely additional sitting/breakfast area with bi-fold doors opening directly onto the rear garden - perfect for indoor-outdoor living and entertaining. A ground floor WC and utility area complete this level.

Upstairs, the first floor offers three further well-proportioned bedrooms, each with lovely character, along with a family bathroom.

The second floor is home to a wonderful principal bedroom suite, a generous vaulted space bathed in natural light from two Velux windows, with a stylish en-suite bathroom tucked beneath the eaves.

Outside, the private rear garden is a real highlight - mainly laid to lawn with a paved patio area ideal for al fresco dining, established planting, a greenhouse and a delightful garden room/studio, offering flexible space for a home



office, gym or hobby room. A separate workshop (13.7 sq m) provides excellent additional storage or workspace.

Located within the South Downs National Park, Madeline Road benefits from being within easy walking distance of Petersfield's vibrant high street, excellent schools, mainline railway station (with direct links to London Waterloo and Portsmouth) and the stunning surrounding countryside - perfect for those who love the outdoors.

Gas central heating

Council tax band D - £2232 per annum

All mains services

Please contact Jacobs & Hunt, Petersfield to arrange your viewing appointment.



Madeline Road, GU31

Approximate Gross Internal Area = 121.3 sq m / 1306 sq ft
(Excluding Eaves)

Workshop = 13.7 sq m / 147 sq ft

Total = 135 sq m / 1453 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 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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