

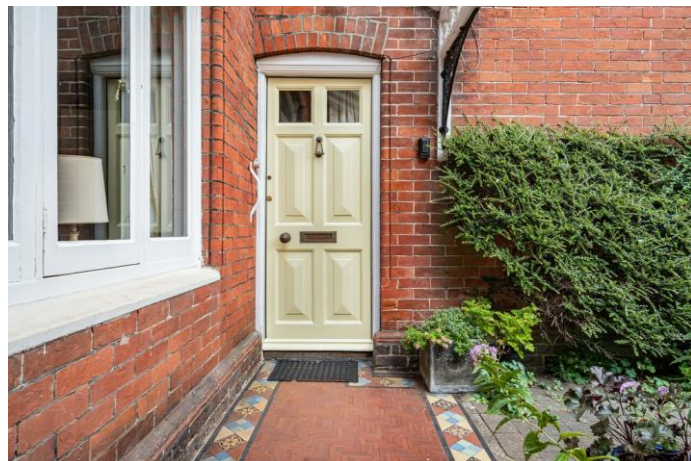




Wisteria House presents an imposing Edwardian façade, its brick elevations softened by a mature, well-planted front garden and a swathe of wisteria that climbs generously across the elevation each spring. Built in the early twentieth century, the property has been thoughtfully maintained by its current owners while retaining an exceptional array of period detailing - sash windows, high ceilings, deep skirting and ornate fireplaces are found throughout, lending the interior a warmth and authenticity increasingly hard to find.

Arranged over two principal floors and extending to approximately 1,902 sq ft (176 sq m), the accommodation is both generous and versatile, offering scope for a growing family, a work-from-home arrangement, or simply a wonderful abundance of everyday living space.

A welcoming entrance hallway with useful built-in storage sets the tone, leading through to a sequence of well-proportioned reception rooms. The principal sitting room is a particular highlight, its bay window flooding the room with natural light and framing views over the front garden - a lovely spot for a fireside evening beneath the original decorative surround.



To the rear, a shaker-style kitchen/breakfast room forms the heart of the home, fitted with painted cabinetry, timber work surfaces and space for family dining, with a door opening directly onto the garden. A separate dining room retains a striking original stained-glass window, while a third reception room - currently used as a family room - offers further flexible living space.

The ground floor is completed by a utility room and a well-appointed wet room, the latter added by the current

owners and offering the potential, if required, for a ground-floor bedroom suite - ideal for multi-generational living or guest accommodation.

A generous landing, with scope to accommodate a future staircase for a loft conversion (subject to the usual consents), gives access to four well-proportioned bedrooms, the principal of which enjoys a bay window and an attractive period fireplace. A family bathroom serves the floor. An enclosed two-storey passage running through the property provides valuable additional storage - a practical and rather unusual feature for a house of this age.

To the front, mature borders and established planting create genuine kerb appeal, complemented by the wisteria that frames the bay windows in early summer. To the rear, a private, well-stocked garden is laid principally to lawn and bordered by richly planted beds, offering a peaceful and largely secluded space for both relaxing and entertaining.



Approximate Gross Internal Area 1902 sq ft - 176 sq m

Ground Floor Area 1006 sq ft – 93 sq m

First Floor Area 896 sq ft – 83 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	63 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 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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