





A charming and beautifully presented semi-detached period cottage, quietly positioned on this popular residential road within easy walking distance of Petersfield's historic town centre and mainline railway station. Full of character and thoughtfully extended by the current owners, the property offers deceptively spacious, light-filled accommodation complemented by a delightful, mature rear garden. A dropped kerb to the front presents scope, subject to the usual consents, to create off-street driveway parking. Offered with no forward chain.

The property is approached via a welcoming entrance opening into a well-proportioned sitting room, with the accommodation flowing naturally through into a bright dual-aspect dining room to the front. A well-appointed kitchen features handsome navy cabinetry beneath solid wood block worksurfaces, complemented by dark tiled splashbacks and space for a range cooker, with a separate utility area housing further appliances.

To the rear, a particularly attractive family/garden room - added by the current owners by way of a single-storey extension - forms the heart of the home, its vaulted ceiling and skylight flooding the space with natural light. Fitted floor-to-ceiling bookshelves line one wall, while French doors open directly onto the garden terrace beyond, creating a wonderful sense of connection between inside and out - ideal for relaxed everyday living or entertaining.

A turning staircase rises to a landing giving access to two well-proportioned double bedrooms, both offering pleasant outlooks over the surrounding gardens and greenery, together with a stylish family bathroom fitted with a panelled bath, separate curved shower enclosure and



traditional pedestal basin.

The rear garden is a particular feature of this home - a beautifully landscaped and well-stocked plot laid out with meandering stone pathways, established planting, box hedging and a variety of flowering perennials, creating year-round interest and colour. A generous stone terrace provides an excellent setting for outdoor dining and entertaining, while further seating areas are found tucked among the borders, and a charming feature pond adds further interest. The garden also benefits from a greenhouse and timber pergola and arch, with a useful workshop at the foot of the garden benefitting from a power supply.



Princes Road, Petersfield

Approximate Gross Internal Area = 81.2 sq m / 874 sq ft
Store / Workshop = 6.7 sq m / 72 sq ft
Total = 87.9 sq m / 946 sq ft

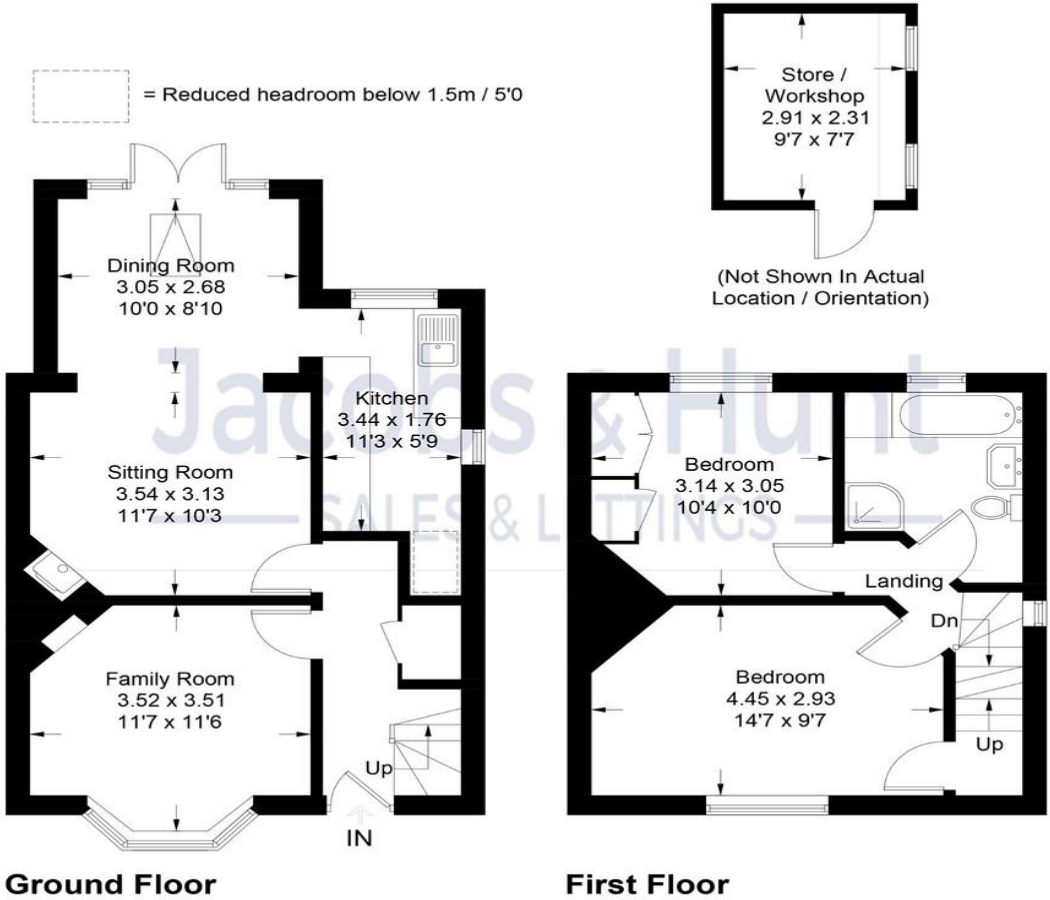


Illustration for identification purposes only.
measurements are approximate, not to scale. (ID1325804)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

26 Lavant Street, Petersfield,
Hampshire, GU32 3EF

www.jacobshunt.co.uk
01730 262744
properties@jacobshunt.co.uk

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

