





Selborne Close is a highly regarded residential address, and this property offers generous and versatile accommodation of approximately 1,459 sq ft (135.6 sq m), including the garage. Set behind a colourful and well-tended frontage, this handsome red brick home is full of character and charm, with light-filled reception rooms, a well-equipped kitchen and breakfast room, and a mature, private rear garden. The location is a real highlight: Petersfield's market square, mainline station and excellent schools are all close by, while the footpaths and open countryside of the South Downs National Park, including the villages of Sheet and Steep, can be reached on foot.

A traditional pillared porch and pale green front door open into a welcoming hall with stairs rising to the first floor and a cloakroom off. Double doors lead through to the sitting room, a wonderfully bright and well-proportioned reception room with a graceful bay window to the front and a handsome timber-framed fireplace with tiled cast iron insert forming an attractive focal point. An open archway connects to the dining room, ideal for family gatherings and entertaining, with French doors opening directly onto the garden.

The kitchen is fitted with a comprehensive range of shaker-style cream units with contrasting work surfaces and a multi-coloured tiled splashback. It features a range-style cooker with gas hob and extractor over, and a window overlooking the garden. Flowing seamlessly from the kitchen is the breakfast room, providing space for a family table and further appliances, with a door to the garden and internal access to the garage. It is a wonderfully sociable space at the heart of the home.

The landing gives access to four bedrooms. The principal bedroom is a lovely, light double with a pleasant outlook and fitted wardrobes. There are three further bedrooms, two of them comfortable doubles and the fourth a versatile single, ideal as a nursery, study or home office. The family bathroom is fitted with a panelled bath, wash basin and WC. An airing cupboard is located on the landing.



To the front, a driveway provides off-road parking for several vehicles and leads to the garage, with lawn and beautifully planted borders. The rear garden is a real feature: mainly laid to lawn and framed by mature shrubs and hedging, it offers wonderful privacy and a tranquil setting for outdoor entertaining, play and relaxation. A stepping stone path leads through to the rear of the garden.

Selborne Close is a sought-after address on the edge of Petersfield, a thriving and picturesque market town on the western edge of the South Downs National Park. The town centre is a short stroll away and offers a wide range of independent shops, cafés, restaurants, supermarkets and a popular weekly market. Petersfield's mainline station provides fast services to London Waterloo in approximately an hour, and the A3 gives easy access to Guildford, Portsmouth and the wider south coast.

The area is well served by highly regarded schools, both state and independent, while The Heath, Petersfield Physic Garden and miles of stunning countryside walks lie right on the doorstep. The neighbouring villages of Sheet and Steep are both within comfortable walking distance, with their village pubs, greens and beautiful surroundings.



Selbourne Close, Petersfield

Approximate Gross Internal Area = 135.6 sq m / 1459 sq ft
(Including Garage)

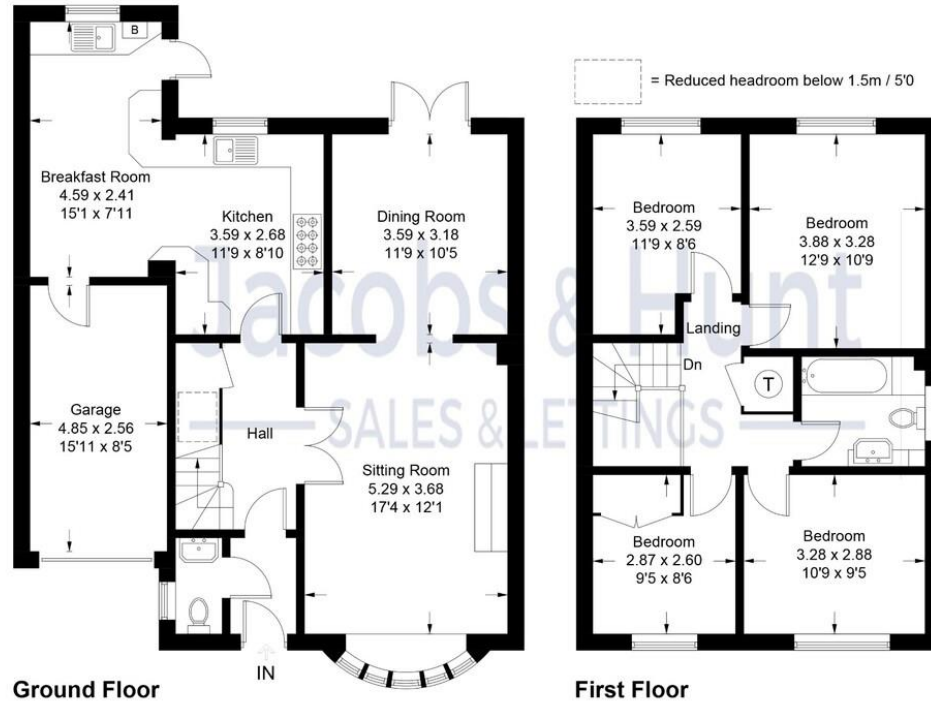


Illustration for identification purposes only.
measurements are approximate, not to scale. (ID1338559)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 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 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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