Jacobs & Hunt

8 STAFFORD ROAD, PETERSFIELD, GU32 2JG

GUIDE PRICE £730,000









A pale blue front door opens into a porch and entrance hall, with the staircase rising to the first floor. Parquet flooring runs through the main reception rooms.

The sitting room runs the full depth of the house and is dual aspect, with windows to the front and French doors opening onto the rear garden. A working fireplace with slate hearth is the natural focal point, and the room is wonderfully versatile. A glass sliding door separates the sitting room from the hall allowing light to flow through when open and closes off the room completely when you want a cosier, more private space. The dining room, at the front of the house, is a good size for family meals and dinner parties.

At the rear, the kitchen is fitted with a range of timber cabinetry and an integrated double oven. Windows overlook the garden, and a part-glazed door leads to the outside. The study also sits at the rear, enjoys a garden outlook and opens off the sitting room, making it ideal for home working. A cloakroom completes the ground floor.

Upstairs, the landing leads to four double bedrooms, several with fitted wardrobes. One of the bedrooms has its own wash basin and offers scope, subject to the necessary consents, to create an en suite shower room. The remaining bedrooms are served by a family bathroom with shower.

A generous driveway provides off-road parking for several cars and leads to the single garage, which has an up-and-over door. The front garden is laid mainly to lawn, with established shrubs and a handsome specimen tree, giving the house a pleasing sense of privacy and presence.

The rear garden is level and mainly lawn, enclosed by high mature hedging and planting. It is sheltered and private, with scope for a terrace, kitchen garden or play area. A useful brick-built shed stands just outside the back door.

Stafford Road is well placed for country walks and village life. Both Sheet and Steep are within easy walking distance, and Steep has access to footpaths across the Hangers and the wider South Downs National Park, along with country pubs. Bedales School is close by, and local schools are within walking distance, which is ideal for a family home. Petersfield town centre, with its independent shops, restaurants, markets and Heath Pond, can be reached on foot, and the mainline station offers regular services to London Waterloo in circa one hour.

EPC - D
Council tax - Band F
Double glazed throughout
Gas central heating
All mains services

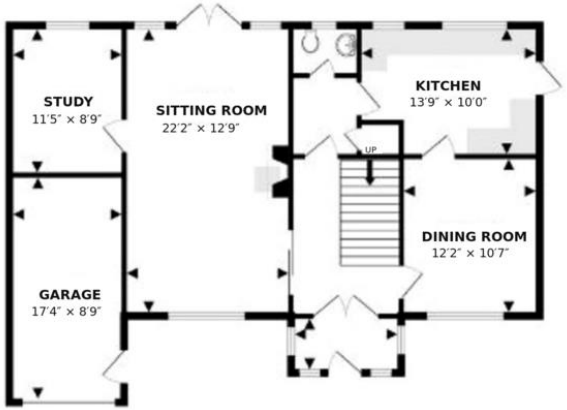








GROUND FLOOR
984 sq ft (91.4 m²) approx.

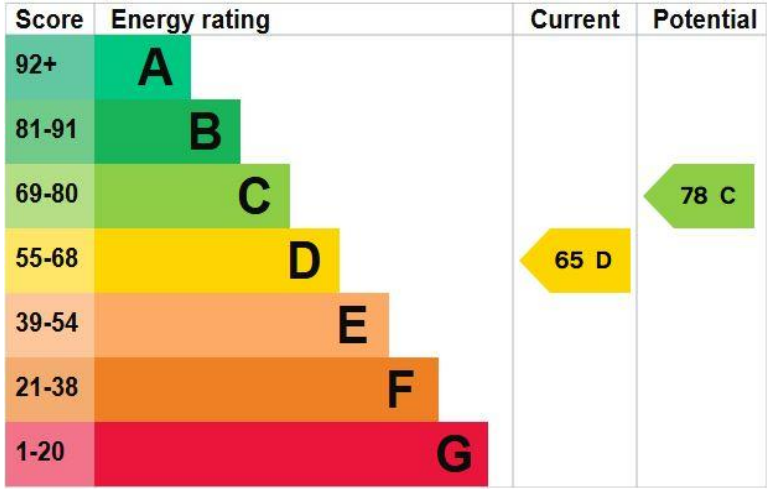


FIRST FLOOR
702 sq ft (65.2 m²) approx.



TOTAL FLOOR AREA 1,686 sq ft (156.6 m²) approx.





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

The Property Ombudsman
arla | propertymark PROTECTED
Zoopla rightmove OnTheMarket