





Occupying a large corner plot on the highly sought-after Moggs Mead in Petersfield, this beautifully renovated four bedroom detached house offers generous accommodation, excellent outdoor space and a superbly convenient location. The property is just a short, level walk from Petersfield town centre, making it ideal for those wishing to enjoy easy access to shops, cafés, restaurants and the mainline railway station.

The house has undergone extensive remodelling and renovation, with great attention to detail throughout, resulting in a stylish, turnkey home ready for immediate occupation.

A spacious entrance corridor sets the tone on arrival, with a large utility/WC positioned to one side. To the rear, a delightful conservatory/sun room enjoys panoramic views across the landscaped garden and provides a peaceful place to relax throughout the year. The sitting/family room is well proportioned and tastefully decorated, offering ample space for both entertaining and everyday family life.

The recently fitted modern kitchen features a breakfast bar, tiled flooring and part-tiled walls, with a range of base and eye-level units and integrated appliances including an induction hob, fitted oven and microwave, wine cooler, and space for white goods. This space opens into a versatile area currently used as a playroom, but equally suited as a dining area, with French doors leading out to the rear garden.

Upstairs, the property offers four double bedrooms, all served by a family bathroom.

Outside, the house enjoys a large, enclosed and private



landscaped garden, mainly laid to lawn with raised planted borders, specimen trees and established shrubbery, along with a generous decked seating area ideal for outdoor entertaining. There is off-road parking for multiple vehicles and a detached garage with a shared wall.

Petersfield is a highly regarded market town set within the South Downs National Park, offering an excellent range of independent shops, supermarkets, cafés and leisure facilities, along with a mainline station providing direct services to London. The area is particularly well known for its excellent schooling, including Herne Junior School, Langrish Primary School, The Petersfield School, Bedales School, and Churcher's College.

A superb opportunity to acquire a thoughtfully upgraded family home in one of Petersfield's most desirable residential locations.

EPC - C

Council Tax Band E £2728 per annum

Viewing through the vendors' sole agents, Jacobs & Hunt.

Please contact us to arrange your viewing appointment.



**Approximate Gross Internal Area 1526 sq ft - 142 sq m
(Excluding Garage)**

Ground Floor Area 884 sq ft – 82 sq m

First Floor Area 642 sq ft – 60 sq m

Garage Area 145 sq ft – 14 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	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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