

Jacobs & Hunt

86 THE CAUSEWAY, PETERSFIELD, GU31 4JS
£675,000





A fantastic opportunity to purchase a beautifully refurbished and extended three bedroom semi-detached house on The Causeway, Petersfield, located within easy walking distance to the local Petersfield schools, town centre and mainline railway stations.

The house is set back from the road with a large gravelled driveway with parking for five vehicles, with sculptured hedging and planting.

The current owners have extended the house and it now offers fantastic living accommodation and a stunning terrace and large, private rear garden.

The accommodation comprises;

Extended entrance porch which makes the ground floor hallway so much larger and brighter. Stairs to the first floor, door to sitting room, door to kitchen/dining/family room. Understairs WC with hand basin. Wooden flooring.

The sitting room sits to the front of the house with a double glazed bay window, open working fireplace with shelving to each side.

Fully glazed double French doors that open in to the Kitchen/dining/family room that has been extended back and full width across the rear of the house.

The kitchen has been beautifully refitted and now offers wall and floor units with wooden worktops, tiled splash backs, space for gas range cooker and space for fridge/freezer. Integrated dishwasher. External door leading to patio area and side access.



Family room area with feature fireplace with fitted wood burner, ample space for sofas and chairs.

Dining room area with double pitched ceiling and sky lights, wooden flooring, bi-folding doors to patio area and rear garden.

On the first floor is a bright landing with large picture window.

The main bedroom overlooks the front of the house with double built in wardrobes to either side of the fireplace.

Bedroom two sits to the rear overlooking the garden with original feature fireplace.

The third bedroom is also a double with airing cupboard housing hot water tank.

Bathroom that has been refitted and offers fully tiled walls and a white three piece suite, shower over the bath and underfloor electric heating.

The rear garden is a genuine feature of the house and benefits from a lovely patio area that is perfect for outside entertaining, enclosed by a wonderful array of plants and shrubs that really add a fabulous character to the garden. Side access to the front of the house and the original garage has now been turned into a large storage shed. This could easily be turned into an outside office - light and power. The rear of the storage shed has been turned into the utility room with plumbing for a washing machine and space for tumble drier, with further storage, accessed from the rear garden.



The remainder of the rear garden is lawned with stocked flowering borders, and hedging, small raised fish pond to the rear with greenhouse and further wooden storage shed.

Council Tax Band E - £2361 per annum

Gas central heating & Double glazed windows.

No onward chain is offered.

Viewing through the owners Sole Agents, Jacobs & Hunt,



The Causeway, Petersfield

Approximate Gross Internal Area = 114.1 sq m / 1228 sq ft
 Outbuilding = 16.8 sq m / 181 sq ft
 Total = 130.9 sq m / 1409 sq ft



= Reduced headroom below 1.5 m / 5'0"

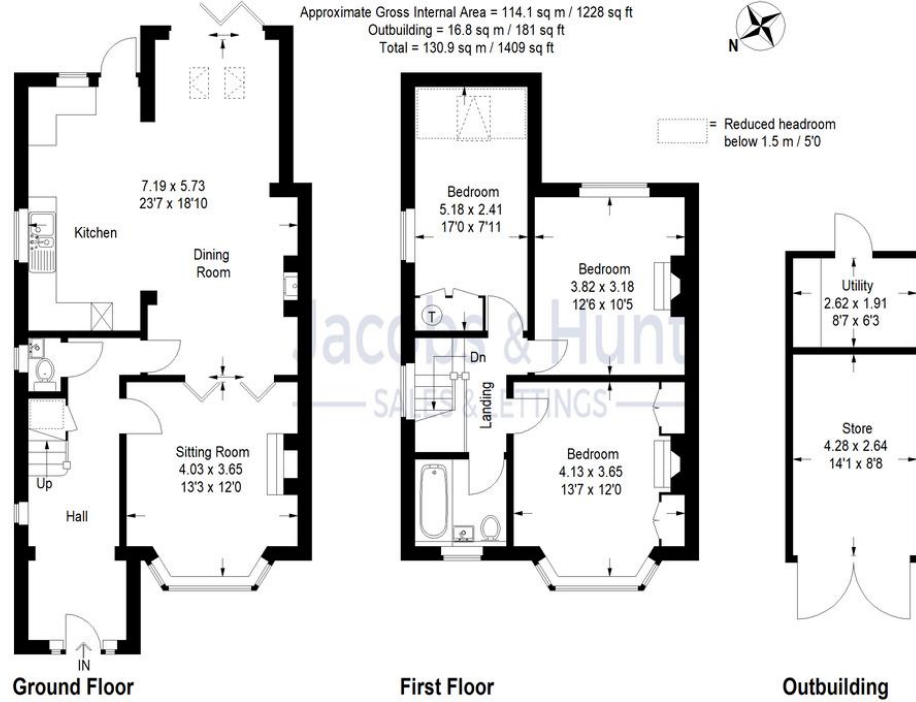


Illustration for identification purposes only, measurements are approximate, not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		

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 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

