





A beautifully presented and extended three bedroom detached house with integral garage and south facing walled garden. Built by Bewley Homes in 1996 and extensively modernised and re-modelled this is a great house in a lovely rural village with excellent transport connections in close proximity.

On approach you will notice the obvious kerb appeal, off street parking and side extension, the entrance hallway has wood effect laminate flooring and houses a downstairs cloakroom and storage. To the front of the property is the modern shaker style kitchen with built in appliances, there is also a walk through to the extended side return that has been converted into a utility room with front and rear access to the gardens.

The ground floor continues with a very spacious living area that includes a lounge with a gas fired coal affect fireplace, a dining area and versatile rear extension that the current owners use as a further entertainment space.

The stairwell has had the balustrade replaced with glass to create a very modern feel and there is a west facing window providing a lot of natural light to the first floor. The landing space has a large airing cupboard and loft access, the loft has the potential to be extended into to create another bedroom with an en-suite, currently the space is well utilised as storage with a boarded floor and shelved eaves. The property has the luxury of a generous primary suite with built in wardrobes and an en-suite shower room, the further two bedrooms are serviced by a modern and neutrally tiled family bathroom.

A real benefit to this lovely house is the south facing partially walled garden that has been beautifully landscaped and has mature borders, a patio ding area and cleverly placed seating to make the most of the sunshine.



Greatham has a primary school, public house and village hall and lies about two and a quarter miles from Liss, which offers more comprehensive facilities as well as a main line rail service on the London Waterloo to Portsmouth line; Even more amenities can be found in the nearby market towns of Petersfield and Alton whilst Liphook with its well regarded schools, cinema and train station is just a short drive away. The village itself is set in The South Downs National Park with the surrounding countryside offering fantastic walking and riding country. The nearby A3 provides good links to Portsmouth, the M27 and the coast to the south and Guildford, the M25 and London to the North

Gas central heating - double glazed windows.

EPC rating - D.

Council Tax Band E - £2361 per annum.

Mains water, electricity, gas and drainage.

Viewings through the owners sole agents, Jacobs & Hunt, Petersfield.



24, Todmore, GU33 6AR

APPROXIMATE GROSS INTERNAL AREA = 1315 SQ FT / 122.2 SQ M
 GARAGE = 137 SQ FT / 12.7 SQ M
 TOTAL = 1452 SQ FT / 134.9 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1008858)
 Produced for Jacobs & Hunt - Petersfield

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 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 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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