





This lovely four bedroom home is brought to the market in excellent decorative condition and features a good sized, enclosed rear garden with a garage to the rear. The current owner has made this a beautiful home and features a large, private garden with the additional benefit of a lovely west facing terrace. Located on the Herne Farm Estate, the property has easy access to the town, local schools and mainline railway station which are all close by. Being on the Herne Farm Estate, the house gives the owners access to Herne Farm Leisure Centre with its swimming pool, squash courts and community hall.

The accommodation comprises;

Porch and front door leading to entrance hallway with stairs to first floor, understairs cupboard, coat cupboard and downstairs shower room with wash hand basin and WC.

The kitchen/breakfast room, which is situated at the front of the property, is well fitted with a gas hob, dishwasher, washing machine and integrated fridge/freezer. It also benefits from an excellent range of floor based cabinets as well as a floor to ceiling set of built in cupboards set into the rear wall of the kitchen. Plenty of space for table and chairs. Door leading to west facing terrace.

To the rear of the property is a full width sitting room/dining room which offers plentiful living space as well as space for a good size dining table and chairs. From here, French doors lead out onto the patio area and the very private rear garden.

On the first floor are four very good size bedrooms, the master bedroom benefits from built in wall-to-wall



wardrobes and a rear aspect onto the garden. Bedroom two is a large double, with built in wall-to-wall wardrobes. Bedroom three has a fitted wardrobe and is also rear aspect, the fourth bedroom also benefits from a built in wardrobe.

Family bathroom comprising WC, wash hand basin and bath with shower over.

Externally, the front garden is of good size, being mainly lawned with gated side access which leads to a private, west facing sun terrace and large garden shed. The rear garden is wonderful and the plot is certainly much larger than would be expected, laid to lawn with stocked borders, at the end of the garden is a garage with up and over door.

Gas central heating, double glazed windows, Mains water and electricity.

Council Tax Band E - £2,596 per annum.

No onward chain.

Viewing through the Vendors sole agent, Jacobs & Hunt, Petersfield.

Jacobs & Hunt are open 7 days a week for your viewing convenience!



## Moggs Mead

Approximate Gross Internal Area = 132.2 sq m / 1423 sq ft  
Garage = 13.4 sq m / 144 sq ft  
Total = 145.6 sq m / 1567 sq ft

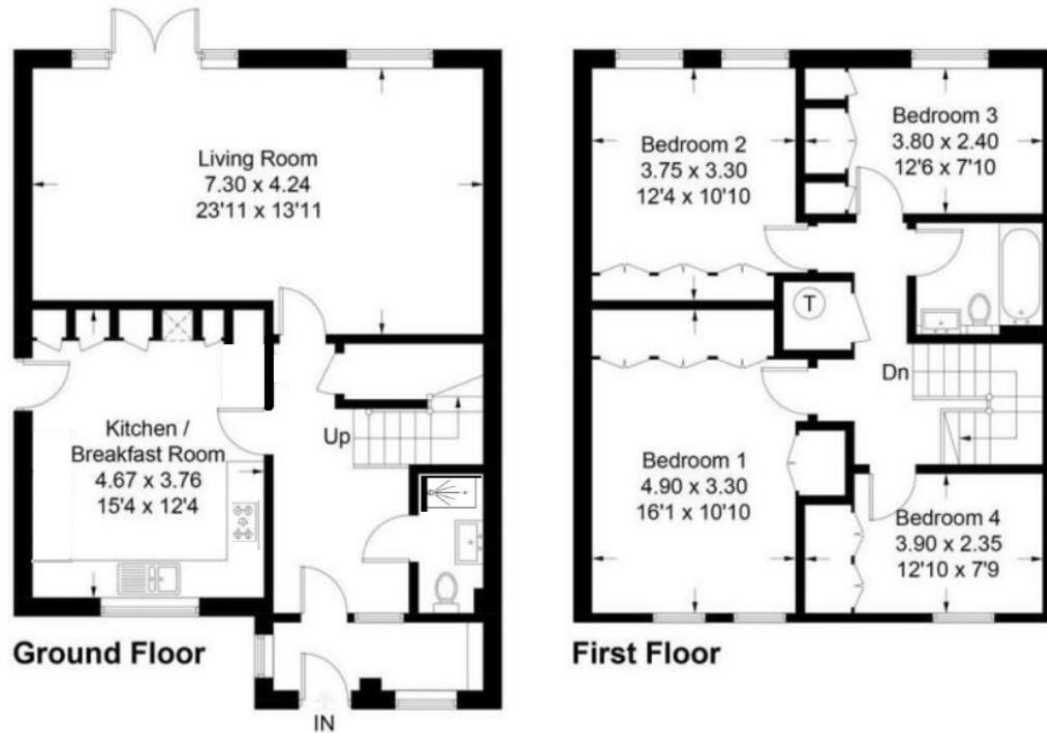


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1044433)



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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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