





This delightful family home was built in 2020 by Cala Homes and has undergone a series of works from the current owners to create a simply stunning family home. Adjacent to the property there is a driveway with ample parking for numerous cars. There is a partly converted double garage with electric roller doors that offer plenty of storage. The rear of the garage has been converted into a wonderful, sizeable studio with Amtico flooring, that is purposed as a gym by the current owners.

The entrance hall is sizeable and welcoming, with Amtico flooring leading to an attractive turning staircase. There is under stair storage as well as a cupboard for coats/storage. To the right hand side there is a cloakroom, followed by an excellent sized study/snug with double aspect.

Continuing through, there is a utility room with space for a washing machine & a dryer with a west facing window.

The heart of the home is the open plan kitchen/diner/family space. The kitchen has been extended at the rear with a triple aspect with french doors to the rear garden, allowing space for a dining table and chairs. It has been refitted to an excellent standard by a well renowned local company. There is a double oven in place, quartz worktops, an integrated double fridge/freezer, quooker tap, wine fridge, induction hob and an island with integrated storage.

The recently added orangery is incorporated into the kitchen/diner to create a wonderful family space. There is a lantern light and another set of french doors to the rear garden. The current owners have in place a beautiful slatted wood feature wall with space for a television.



Bi-fold doors lead into an excellent sized reception room at the front of the property, offering a wonderful space to relax/entertain with a front aspect.

Upstairs, there is a wonderful sized landing hallway, airing cupboard with megaflo pressure system in place.

Bedroom one is an excellent size with a rear aspect. There is a dressing area as well as an integrated double wardrobe. The en-suite is equally beautifully presented and features a walk-in double shower, with a handheld shower head as well as an up and over.

Bedroom two is another spacious double bedroom, with an en-suite mirroring that of bedroom one. It also has an integrated double wardrobe and a front aspect.

Both further two double bedrooms are generous in size and beautifully decorated.

The rear garden is private and a generous size with a south facing aspect. There is a patio area with space for outdoor furniture. The current owners have installed a high-quality artificial grass for easy maintenance and is easy on the eye all year round. There is side access into the studio, as well as gate access around both sides of the property. There is also an outbuilding that may be purposed as storage/summerhouse.

There are an excellent range of schools within the area including Bedales, Churchers College and Ditcham Park, and in the state sector The Petersfield School and Bohunt.

The South Coast is a big draw to the area, with its beautiful



beaches and harbours all within a short drive. There are a good number of footpaths and bridleways in the area including The South Downs Way, Shipwrights Way and the Queen Elizabeth Country Park, providing excellent dog walking, cycling and exploring days out.

Viewing comes highly recommended!

Management Fee - TBC

Mains water and drainage



# 1, Stroudfields, GU32 3EF

APPROXIMATE GROSS INTERNAL AREA = 1776 SQ FT / 165 SQ M  
 OUTBUILDINGS = 390 SQ FT / 36.2 SQ M  
 TOTAL = 2166 SQ FT / 201.2 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 (ID1101885)  
 Produced for Jacobs & Hunt - Petersfield

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	78 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 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

