





A well-presented two-bedroom detached bungalow, quietly tucked away in a sought-after cul-de-sac on the edge of Petersfield, within the South Downs National Park.

The accommodation is thoughtfully arranged and extends to approximately 1,103 sq ft, centred around a bright and comfortable sitting room warmed by a wood-burning stove, with a separate dining room providing further space for entertaining. The kitchen retains a practical, homely character, while a versatile garden room offers a wonderful additional reception space overlooking the garden, ideal for use as a sitting room, playroom or study. Two well-proportioned bedrooms and a family bathroom complete the internal accommodation.

Outside, the gardens are a particular feature of the property, having been thoughtfully landscaped and maintained to create an attractive and private setting with an outlook over open countryside beyond. A well-built timber summer house sits within the garden, offering a peaceful retreat, while two further outbuildings provide useful additional storage. To the front, a driveway with carport leads to an attached garage.

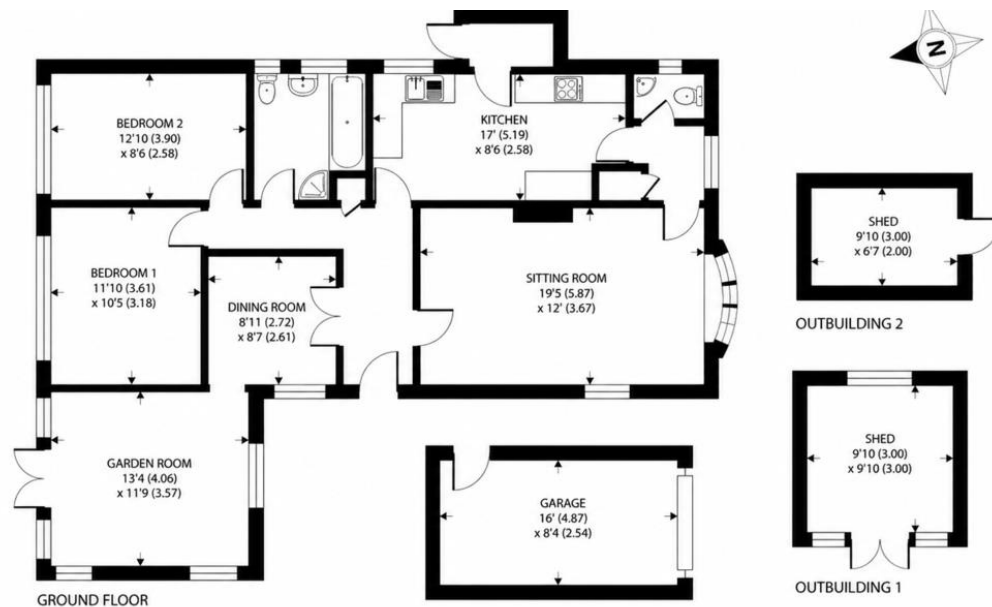


Rother Close occupies a peaceful position within a small residential cul-de-sac, yet remains within easy walking distance of Petersfield town centre. Petersfield offers an excellent range of everyday amenities, including independent shops, cafés and restaurants, together with a mainline railway station providing regular services to London Waterloo. The property further benefits from its position within the South Downs National Park, with an outstanding network of footpaths and bridleways providing immediate access to the surrounding countryside.

All mains services
Gas central heating
Double glazed throughout
EPC - D

Please contact Jacobs & Hunt, Petersfield to arrange your viewing appointment.





Rother Close, Petersfield

Approximate Area = 1103 sq ft / 102.4 sq m

Garage = 133 sq ft / 12.3 sq m

Outbuildings = 162 sq ft / 15 sq m

Total = 1398 sq ft / 129.7 sq m

For identification only. Not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 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 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



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