





Stunning and beautifully presented three bedroom cottage located just a short walk from Petersfield town centre, mainline railway station and Petersfield Heath.

This immaculate home offers a large, south facing rear garden and the features of private off road parking for up to three cars.

Offering an abundance of charm, the house offers the following accommodation;

Entrance hallway with stairs to first floor, under stairs cupboard with gas boiler for hot water and central heating, plumbing for washing machine. Door to sitting room to the front aspect with fireplace and built in storage cupboards to either side.

To the rear is the kitchen/dining room, the hub of the house, fitted with a contemporary range of base and wall units, with wooden work tops together with a matching central island unit. Ceramic sink, integrated fridge/freezer, washing machine. Electric hob and built in fan oven. Ample space for dining table and chairs. Along the flank wall are a range of matching floor and wall units. There is also a wood burner. Low voltage downlighters and wall lighting. Double glazed French doors open to the;

Conservatory with tinted glass roof with French doors leading to the garden being approximately 90 feet in length which has a bright southerly aspect. Terrace area and the rest being lawn, totally enclosed by panel fencing, garden shed, electricity supply to the bottom of the garden.



On the first floor is the landing with access to the boarded

loft, integrated loft ladder.

Master bedroom to the front aspect with a range of fitted wardrobes. The second bedroom is a good size double with views over the garden. Bedroom three is a good size single with a side aspect.

The bathroom has been refitted with partially tiled travertine walls and comprises panelled bath with Victorian style built in shower over and Victorian mixer taps with handset, wash hand basin, WC, obscure glazed window, heated towel rail.

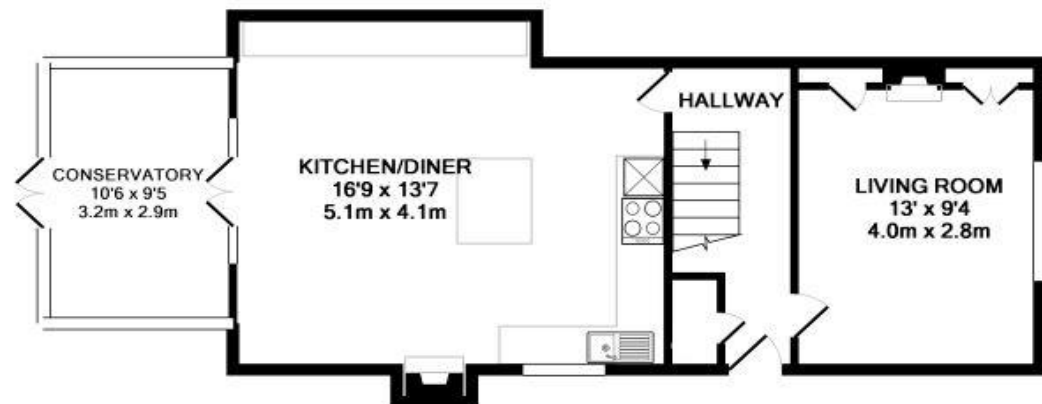
To the front of the house is private off road parking for three vehicles.

Gas fired central heating, double glazed windows, mains gas water and drainage.

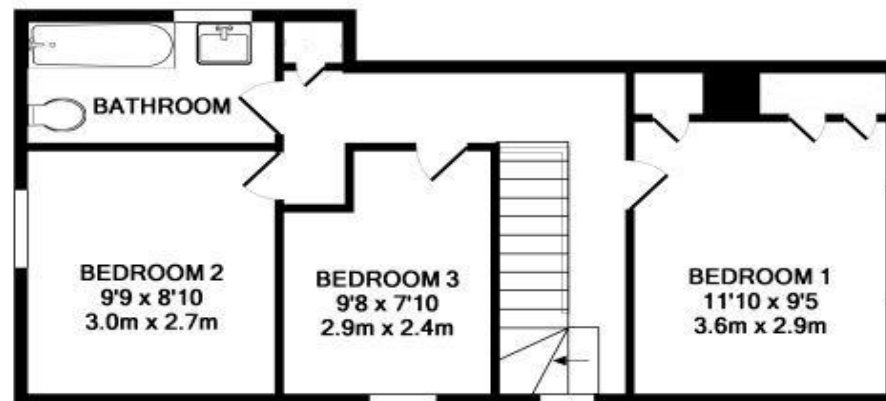
Council Tax Band - D - £1870 per annum.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

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