Jacobs & Hunt

71 RUSHES ROAD, PETERSFIELD, GU32 3BP

GUIDE PRICE £765,000









This distinguished period home, dating from the Edwardian era, has been thoughtfully extended and improved to create a truly impressive family home extending to approximately 1,764 sq ft of internal accommodation, further complemented by a charming detached garden office/gym.

The heart of this fine home is undoubtedly the magnificent kitchen and dining room, a space that perfectly marries period character with contemporary living. Extending to an impressive 25'1 x 15'9, this exceptional room is flooded with natural light courtesy of a striking full-width glazed lantern roof extension. Appointed with sleek handleless cabinetry, dark composite worksurfaces and exposed original floorboards, the space retains a wonderful warmth through the exposed brick feature wall and a wood burning stove, serving as an ideal setting for both everyday family life and entertaining.

The adjacent family room flows seamlessly from the kitchen, providing a wonderful everyday living space, whilst the separate front reception room retains much of its original Edwardian charm, featuring a gracious bay window with sash glazing and fine stripped floorboards.

The ground floor accommodation is completed by a well appointed shower room.

The first floor provides four well-proportioned bedrooms alongside a family bathroom, whilst the second floor is dominated by a spectacular principal bedroom suite, bathed in natural light through twin Velux skylights and enjoying an elevated outlook over the surrounding roofscape.

To the rear, the property enjoys a beautifully established

garden, thoughtfully landscaped with a raised decked terrace, mature specimen trees, meandering pathway and a wealth of planting providing wonderful year-round colour and privacy. The detached outbuilding - currently arranged as a garden office/gym/reception room extending to 181 sq ft - with electricity and full-fibre internet connection, this space represents a truly valuable asset, ideal for those seeking a dedicated workspace or studio.

In summary, this is a rare opportunity to acquire a home of genuine Edwardian character and substance, offering flexible and generous accommodation across four floors, in a much-admired setting.

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

Double glazed throughout
Council tax band E - £2,728 per annum
All mains services





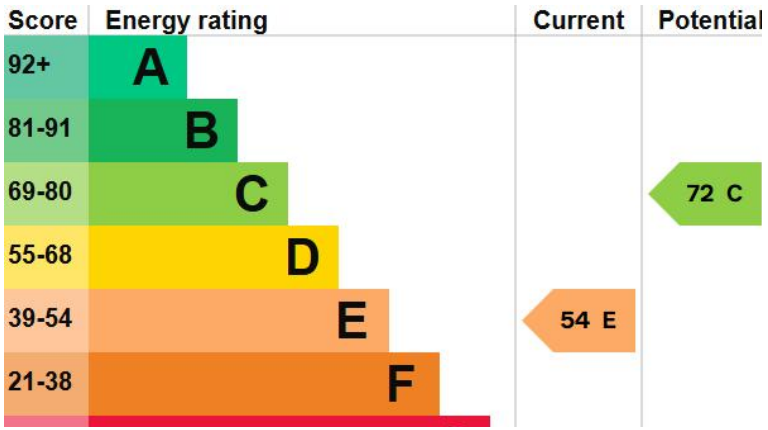




Approximate Gross Internal Area 1764 sq ft - 164 sq m
(Excluding Outbuilding)
Basement Area 100 sq ft – 9 sq m
Ground Floor Area 753 sq ft – 70 sq m
First Floor Area 625 sq ft – 58 sq m
Second Floor Area 286 sq ft – 27 sq m
Outbuilding Area 181 sq ft – 17 sq m







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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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