





\*OPEN DAY SATURDAY 14th MARCH BY APPOINTMENT ONLY \*

Guide Price £825,000 - £850,000

Situated on the highly regarded Merryfield Road in Petersfield, this extended four-bedroom detached home offers 1,556 sq ft of well-proportioned accommodation (excluding the garage). Within easy walking distance of Churcher's College, the town centre and mainline station, the property combines flexible family living with a convenient and established location.

A generous entrance hall provides a welcoming first impression and leads to a downstairs WC, ideal for family life and visitors.

The property has been extended to the side by the current owners, creating a large L-shaped kitchen/dining/family room. This versatile space offers clearly defined areas for cooking, dining and relaxing, making it the heart of the home and perfectly suited to both everyday living and entertaining.



The separate living room, featuring a log burner, provides a cosy retreat, while an additional reception room offers flexibility as a separate snug or playroom. A section of the garage is insulated with double glazed windows and serves as a fantastic studio or home office. The layout allows families to adapt the space to suit their needs.

Upstairs, a wide landing leads to four well-proportioned double bedrooms. The principal bedroom benefits from an en-suite shower room, while a family bathroom serves the

remaining three bedrooms. The first-floor landing and bedrooms are generously sized, adding to the overall sense of space.

The property benefits from driveway parking for two vehicles as well as a detached garage with home office and wrap-around garden. The setting offers both practicality and versatility, complementing the home's extended layout and internal space.

Gas central heating

Double glazed throughout

All mains services

Council tax band E - £2,728 per annum

Viewing through the vendors' sole agents, Jacobs & Hunt

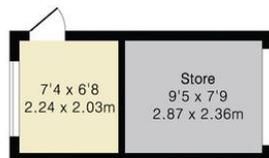


**Approximate Gross Internal Area 1556 sq ft - 144 sq m  
(Excluding Outbuilding)**

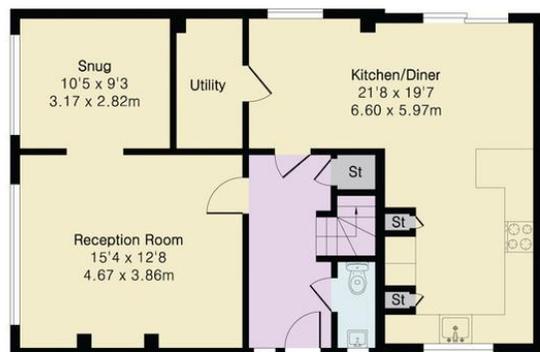
Ground Floor Area 778 sq ft – 72 sq m

First Floor Area 778 sq ft – 72 sq m

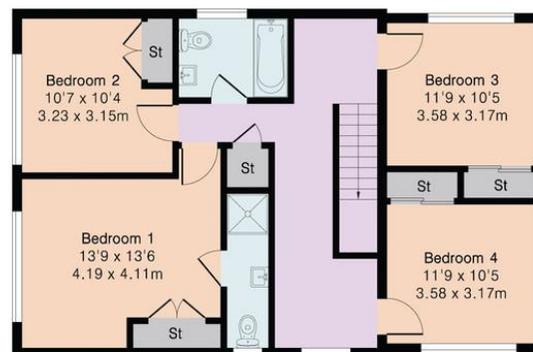
Outbuilding Area 128 sq ft – 12 sq m



Outbuilding



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		

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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

