

Jacobs & Hunt

2 MOGGS MEAD, PETERSFIELD, HAMPSHIRE, GU31 4NT
OFFERS IN EXCESS OF £725,000





Situated on the highly regarded Herne Farm development, this impressive home has been significantly improved by the current owners and is ready to be enjoyed from day one. Herne Farm is a fantastic place to put down roots - within walking distance of Petersfield town centre, local schools, parks, and benefiting from access to the leisure centre and function hall, it really does tick every box for family living.

To the front of the property, a well-proportioned living room provides a comfortable and relaxed space to unwind, enjoying a lovely aspect that takes full advantage of the natural light this home attracts throughout the day.

The ground floor really does flow beautifully. The kitchen and dining room have been opened up to create a fantastic sociable space, with the kitchen itself fitted with a range of integrated appliances making it as practical as it is stylish. Sliding French doors draw the outside in and open directly onto the garden - perfect for entertaining or simply making the most of the sunny aspect. A newly added utility room sits adjacent to the kitchen, keeping things practical and organised, and there's a downstairs WC with shower, adding real everyday convenience.



Upstairs, all four bedrooms are well-proportioned and each benefits from built-in wardrobes, with the family bathroom completing the property's accommodation.

Outside is where this home really sets itself apart from others on the development. By virtue of its corner plot position, the garden is noticeably larger than your typical Herne Farm property - a real bonus that's hard to come by on an established development like this. Predominantly laid to lawn with a generous patio area that connects seamlessly

with the bi-folding doors, it's a fantastic space for kids to run around, summer barbecues, or simply enjoying some outdoor space that genuinely feels like your own. And with scope to extend further (subject to planning), buyers have a real opportunity to add even more value down the line. The garage and driveway round things off nicely, keeping parking practical and hassle free.

Call Jacobs & Hunt Estate Agents now to arrange your appointment to view!

DISCLOSURE STATEMENT

These particulars are provided in good faith for general guidance purposes only and do not constitute statements of fact, nor do they form part of any offer or contract. Jacobs & Hunt strongly advise all prospective purchasers to carry out their own independent investigations and verifications in relation to all matters referred to within these details.



**Approximate Gross Internal Area 1428 sq ft - 133 sq m
(Excluding Garage)**

Ground Floor Area 808 sq ft – 75 sq m

First Floor Area 620 sq ft – 58 sq m

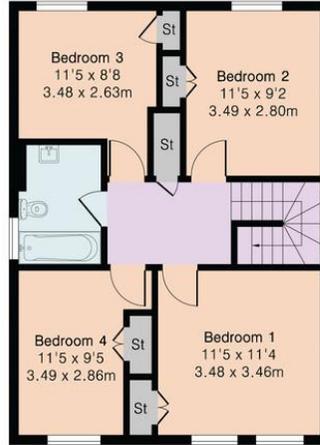
Garage Area 219 sq ft – 20 sq m



Garage



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 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 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

