



Petersfield, Hampshire

Offers in excess of £500,000

Petersfield, Hampshire

A fantastic opportunity to purchase a four bedroom house which is in a very desirable location on the Herne Farm Development. The property is located within a short stroll of Petersfield Town Centre and the amenities that the market town has to offer.

Being part of the community of Herne Farm brings the benefit of a residents only Leisure Centre comprising indoor swimming pool, two squash courts, and a community hall.

This four bedroom property is set within a quiet location but very accessible to all local amenities, it also offers lots of scope for further improvement.

The first floor houses four bedrooms that are serviced by a family bathroom, the landing boasts additional storage and loft access.

The rear garden is extremely private with rear access and has a variety of shrubs and plants.

The property further benefits from off street parking and a garage.

Freehold

- Four Bedroom Home
- Scope For Further Improvement
- Front and Back Gardens
- Large Living/Dining Room
- Kitchen
- Bathroom
- Downstairs Cloakroom
- Desirable Location
- Garage and Off Street Parking
- Residents Leisure Facilities
- Short Walk to the Town Centre



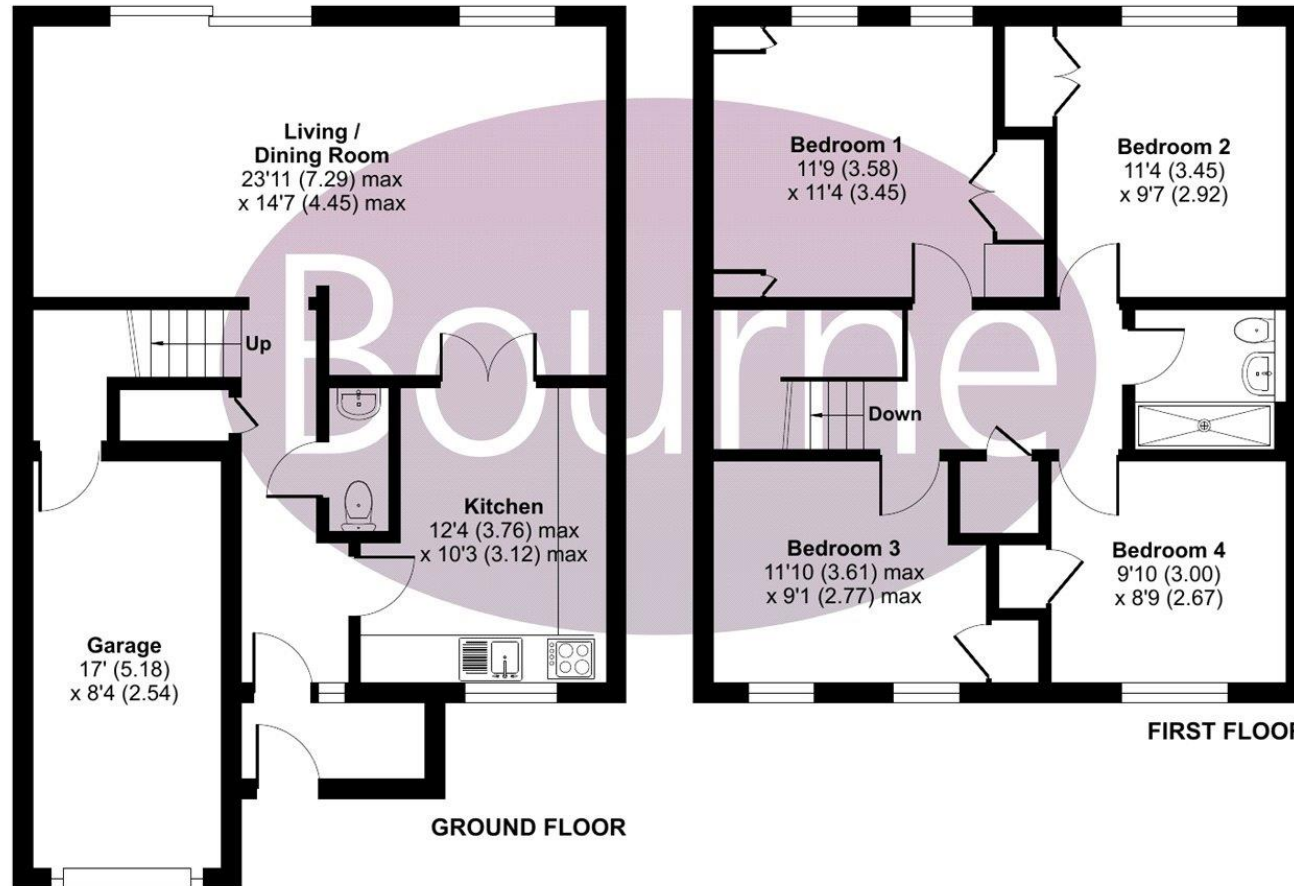
Floorplan



Holt Down, Petersfield, GU31

Approximate Area = 1392 sq ft / 129.3 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Bourne Estate Agents. REF: 1007307

Location

Holt Down is situated within a popular residential area less than 1/2 of a mile from the town centre. Petersfield offers a comprehensive range of day-to-day shops, with a mix of private independent and national brands and twice a week the Town still enjoys a traditional market held in the Town Square, plus once a month on a Sunday there is an additional Farmers Market. Petersfield mainline railway station is on the Portsmouth Harbour to London Waterloo line and the nearby A3 gives access to Guildford, the M25, London and the South Coast. The area is well catered for leisure and sport facilities, bars, coffee shops and restaurants and being in the South Downs National Park has access to numerous footpaths and bridleways suitable for walking, cycling, and riding. There are excellent schools in the vicinity including The Petersfield School, Churcher's College, Ditcham Park and Herne Junior school.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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