





# 26 Heathfield Road, Petersfield, Hampshire, GU31 4DG

Enter the property into the entrance hall with stairs to the first floor and doors to the various rooms. Positioned to the left is a spacious lounge with dual aspect windows allowing plenty of natural light, one of which is a delightful bay. Down the hall is the cloakroom which has part-tiled walls, a WC and wash hand basin opposite is a handy storage cupboard. To the rear is the open-plan kitchen/dining/family room which features a full range of shaker style wall and base units with stone surfaces over, inset sink and drainer unit, integrated appliances and bi-fold doors leading onto the enclosed rear garden. Off the kitchen is a handy utility room with space for white goods and a door providing side access.

Upstairs there are four bedrooms off a spacious landing, the main bedroom is positioned to the rear overlooking the garden and has a walk-in dressing room and en suite shower room with walk in shower unit, fully tiled walls, hand wash basin with storage under and w/c. The further three bedrooms are all doubles in size and benefits from built in wardrobes. The family bathroom is fully tiled and benefits from a bath unit, walk in shower unit, w/c and hand wash basin. Completing the first floor is a large airing cupboard and access to the loft.

Outside is an enclosed rear garden with an area of patio off the kitchen/diner. The larger than average integral garage provides extra storage and has driveway parking in front for ample cars.

Please note, the photos used are an example of the finish and specification. Additionally, there are various schemes available when purchasing this property. For further details, please enquire.

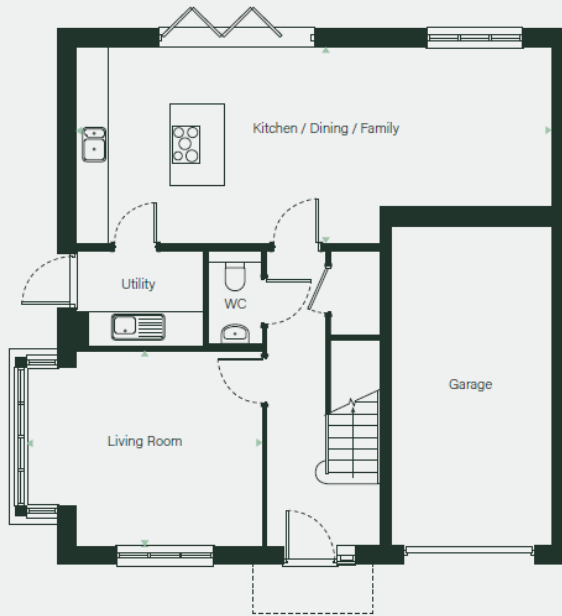
- Detached House
- Four Bedrooms
- Two Bathrooms
- New Build By Kebell Homes
- Kitchen/Dining/Living Room
- Downstairs Cloakroom
- Driveway Parking
- Integral Garage
- Close To Amenities
- Close To Mainline Station



# Floorplan

## Ground floor

<b>Kitchen / Dining / Family</b>	8.74m x 3.70m	28' 8" x 12' 2"
<b>Living Room</b>	4.35m x 3.50m	14' 3" x 11' 6"
<b>Total Areas</b>	144 sq m	1,551 sq ft



House type 1  
Floor plans are indicative, show approximate measurements only and may be subject to change during construction.

## First floor

<b>Principal Bedroom</b>	4.75m x 3.28m	15' 7" x 10' 9"
<b>Bedroom 2</b>	3.61m x 2.79m	11' 10" x 9' 2"
<b>Bedroom 3</b>	3.14m x 2.67m	10' 4" x 8' 9"
<b>Bedroom 4</b>	3.14m x 2.68m	10' 4" x 8' 10"



# Location

Alderbrook Petersfield is located in a very desirable residential area about one mile from Petersfield town centre and less than half a mile from the Heath and Lake. Petersfield has a comprehensive range of shops including the Rams Walk complex, Waitrose and Marks and Spencer Food Hall and a twice weekly market held in The Square on Wednesdays and Saturdays. There are excellent schools in the vicinity including Bedales School, Churcher's College and Ditcham Park School. Petersfield has a mainline railway station providing a service from Portsmouth to London Waterloo and the A3 bypass with improved access from the south coast to London.



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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