



Petersfield, Hampshire

Guide Price £700,000

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A very well presented four double bedroom detached family home located in a highly popular cul-de-sac within a short walk of the mainline station, town centre and access to the countryside. Benefitting from off street parking via two driveways for at least four cars, and a separate garage. The current owners have updated the property to an extremely high standard, including in 2022 installing a new bathroom, replacement double glazing throughout and a new gas boiler.

The bespoke hardwood front door opens into the hallway with stairs leading to the first floor, understairs storage cupboard and doors to the various rooms. The large dual aspect living room has a sliding door to the rear garden and a clear view multi-fuel stove on a slate hearth. The kitchen is situated to the rear and has a range of eye and base level units with solid wooden doors. There is a built-in Bosch eye level double oven, built-in Miele dishwasher, space for an American-style fridge freezer and space for a wine cooler. The kitchen opens onto the dining area making a second through room with a front aspect window and door to the hallway. Off the kitchen is a utility and boot room with base units incorporating a sink and spaces for a washing machine and tumble drier. A door leads out to the garden and there is also internal access to the garage. Completing the ground floor is a downstairs cloakroom with WC and hand wash basin. There is restored original oak parquet flooring throughout the principal rooms, with travertine limestone floor tiles in the kitchen.

The bright and spacious first-floor landing has a window to the front, loft access and doors to the four double bedrooms and family bathroom. The main bedroom is front aspect with built-in wardrobe. Bedroom two, also at the front, is dual aspect with built-in wardrobe. At the back of the house bedroom three is currently used as a home office, with fitted desks, and bedroom four has a built-in wardrobe and airing cupboard housing the hot water tank. The two bedrooms to the rear provide views towards the South Downs and Butser Hill, while the rooms at the front have views towards the Ashford Hangers. The recently installed family bathroom has built-in drawers, Grohe fittings and a modern white suite including a bath with dual shower head over and fully enclosed sliding door shower screen. The bathroom also has stylish fully-tiled walls, a dual fuel towel rail and heated mirror with Bluetooth connectivity.

Outside to the front there is off road parking for numerous cars via two separate driveways and a garage with double doors, light and power. The front garden is mainly laid to lawn with mature trees and shrubs providing privacy. To the rear the enclosed south-facing garden is a mixture of lawn, large patio area and well stocked borders with flowers, shrubs and trees. There is access to the garden from both sides of the property. To one side is a shed, log store and useful storage area, with double gates leading back to the larger front drive. A smaller area on the other side has a base for a small greenhouse.

Freehold
Council Tax Band : F

- Detached Family Home
- Spacious Corner Plot
- Enclosed South Facing Back Garden
- Two Driveways, Garage & Storage Areas
- Four Double Bedrooms
- Dual Aspect Living Room With Stove
- Modern Kitchen & Dining Area
- Utility & Boot Room



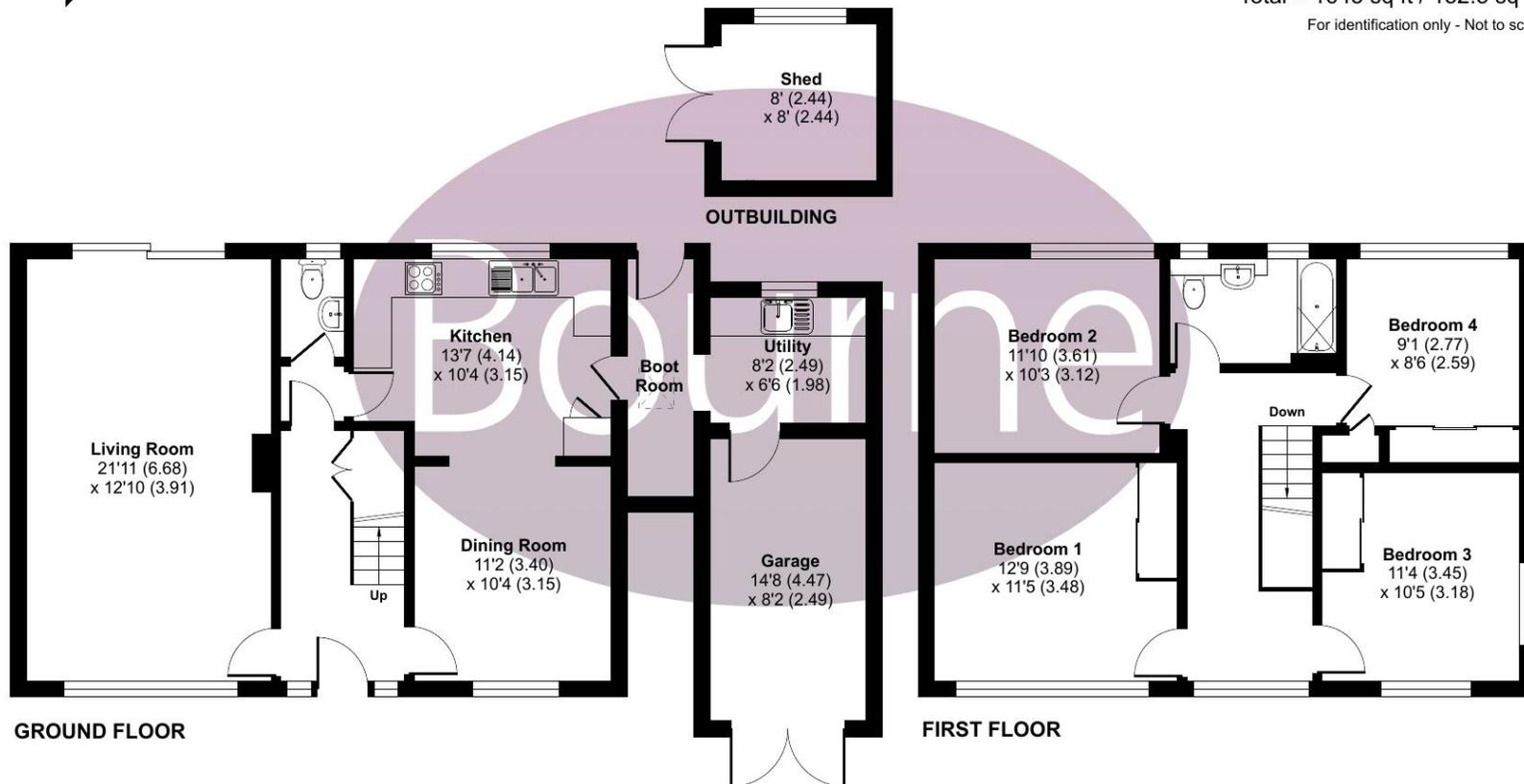
Floorplan



Stafford Road, Petersfield, GU32

Approximate Area = 1459 sq ft / 135.5 sq m
Garage = 120 sq ft / 11.1 sq m
Outbuilding = 64 sq ft / 5.9 sq m
Total = 1643 sq ft / 152.5 sq m

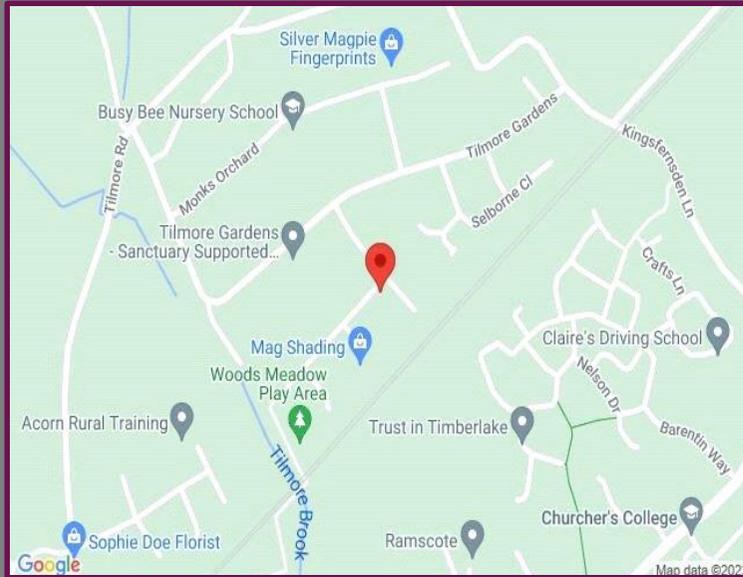
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Bourne Estate Agents. REF: 1005879

Location

Stafford Road is a highly desirable cul-de-sac location, under a mile from Petersfield mainline station and town centre. This property offers an ideal setting for families seeking convenient access to quality education and the natural beauty of the surrounding countryside. A standout feature of this location is the availability of excellent primary and secondary schools, all of which can be easily reached on foot. Among the options within walking distance are Sheet Primary School, The Petersfield School and Churchers College. Beyond the educational opportunities, residents of this area also enjoy the close proximity to the South Downs National Park, a haven of open countryside and breathtaking vistas. Outdoor lovers will be delighted by the numerous footpaths that are accessible right from their doorstep.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	82
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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