



# 27 Brookwood Road, Petersfield, Hampshire, GU31 4DG

A brand new three-bedroom, three-bathroom home with allocated parking located near the heart of Petersfield and its popular Heath Pond.

Enter the property into the entrance hall and positioned to the right is a spacious 15'3ft reception room with front facing window. Opposite is the cloakroom which has a WC and wash hand basin. 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.

Upstairs there are three double bedrooms. Positioned across from the landing is the dual aspect 13'10ft principal bedroom with ensuite and built in wardrobes. The second bedroom is positioned to the rear overlooking the garden and features built in wardrobes and dressing area. Positioned to the front of the landing is the third bedroom which also benefits from built in storage. Completing the first floor is the bathroom which has an enclosed bath unit, wash hand basin, WC and an obscured window. Off the landing there is a storage cupboard.

Outside is an enclosed south facing rear garden. The property further benefits from an integral double garage.

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

Freehold  
Council Tax Band : E

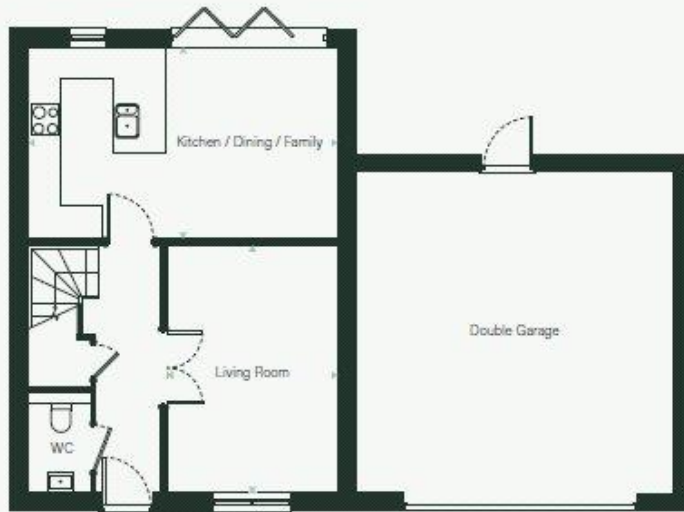
- Three Double Bedrooms
- New Build By Kebbell Homes
- 15'3 Living Room
- Kitchen/Dining Room
- Downstairs Cloakroom
- En Suite
- Double Garage
- Various Incentives Available
- Close To Amenities
- Close To Mainline Station



# Floorplan

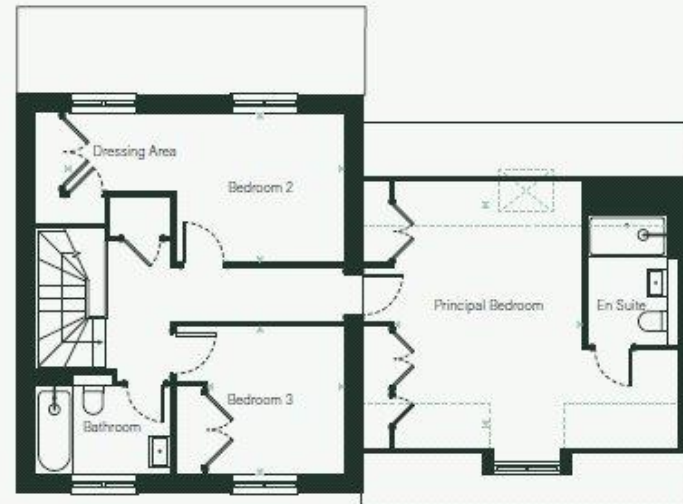
## Ground floor

<b>Kitchen/Dining/ Family</b>	5.83m x 3.60m	19' 2" x 11' 0"
<b>Living Room</b>	4.65m x 3.21m	15' 3" x 10' 6"
<b>Total Areas</b>	116 sq m	1,249 sq ft



## First floor

<b>Principal Bedroom</b>	4.22m x 3.56m	13' 10" x 11' 8"
<b>Bedroom 2</b>	5.20m x 2.75m	17' 1" x 9' 0"
<b>Bedroom 3</b>	2.80m x 2.59m	9' 2" x 8' 6"



House type 6  
Floor plans are indicative, show approximate measurements only and may be subject to change during construction.

# 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...

**PETERSFIELD: Swan House, 2 Swan Street, Petersfield, Hampshire, GU32 3AD**

**Tel: 01730 262826 | Email: [petersfield@bourneestateagents.com](mailto:petersfield@bourneestateagents.com)**

**Web: [www.Bourneestateagents.com](http://www.Bourneestateagents.com)**