

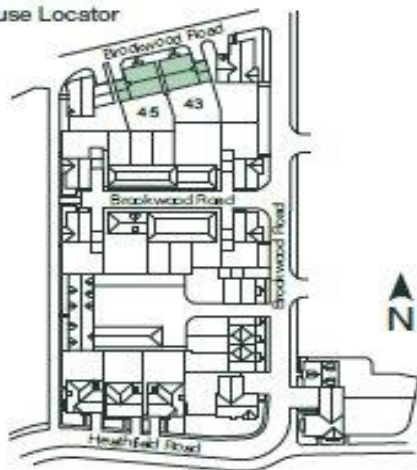
43 & 45 Brookwood Road

Plots 25 & 26

4 bedroom detached
home with garage

The open-plan kitchen/dining/family room will be the focus of family life, with bi-fold doors to the garden. The ground floor also includes a living room, reached via glazed double doors, and a study. The principal bedroom is en suite.

House Locust



Computer generated image shows No. 45 and is for illustrative purposes only.
Exact details, colours and landscaping may vary.

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45 Brookwood Road, Petersfield, Hampshire, GU31 4DG

Asking Price £799,500

45 Brookwood Road, Petersfield, Hampshire, GU31 4DG

A brand new four-bedroom, two-bathroom detached family home with garage located near the heart of Petersfield and its popular Heath Pond.

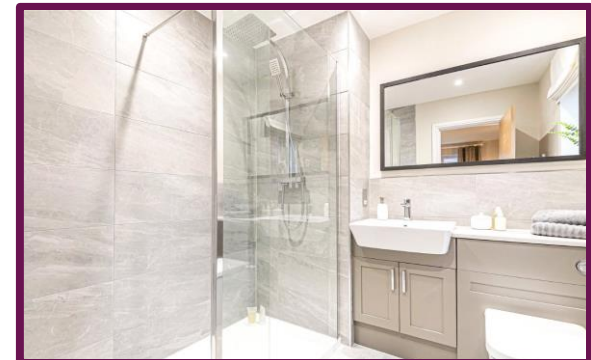
Enter the property into the entrance hall and positioned to the right is a spacious lounge with front facing window. Opposite is a further reception room/study making a perfect work from home space with a front facing window. Down the hall is the cloakroom which has a WC and wash hand basin. To the rear 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 four double bedrooms, the master bedroom is positioned to the rear overlooking the garden and has an en suite shower room and built in wardrobes creating a dressing area. Next to the master is an additional bedroom with built in storage. Positioned to the front of the landing is a further two bedrooms, one with 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 an airing cupboard and access to the loft.

Outside is an enclosed south facing rear garden. Attached is the integral garage with driveway parking.

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.

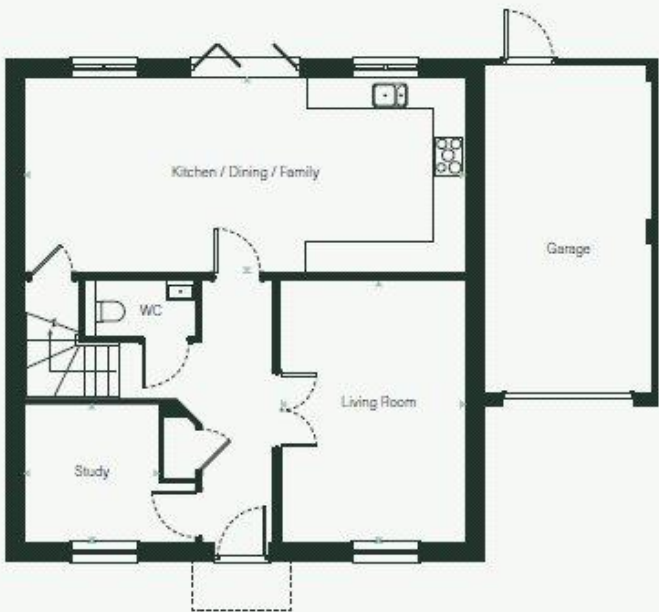
- Four Bedrooms
- Detached
- New Build By Kebbell Homes
- 27'3ft Kitchen/Dining Room/Family Room
- Study
- Downstairs Cloakroom
- En Suite
- South Facing Garden
- Garage
- Various Incentives Available
- Close To Amenities
- Close To Mainline Station



Floorplan

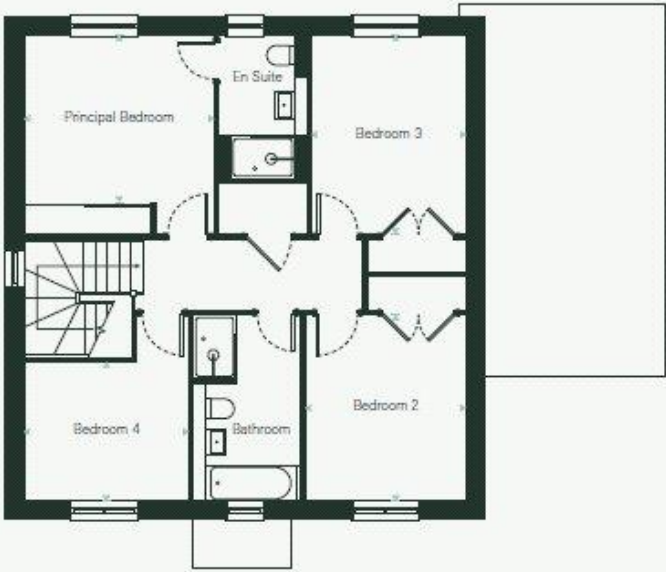
Ground floor

Kitchen / Dining / Family	8.29m x 3.67m	27' 3" x 12' 1"
Living Room	4.92m x 3.47m	16' 2" x 11' 5"
Study	2.61m x 2.54m	8' 7" x 8' 4"
Total Areas	146 sq m	1,574 sq ft



First floor

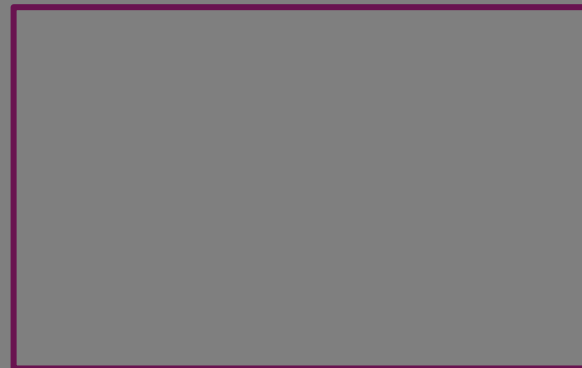
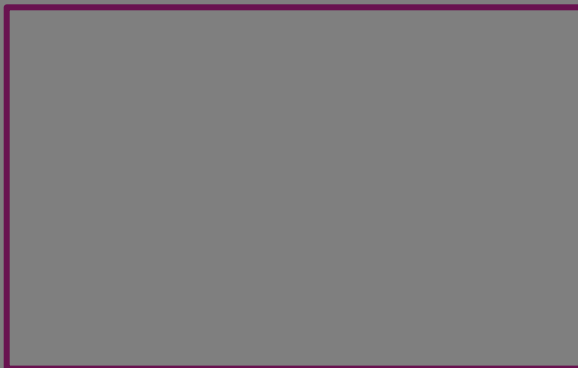
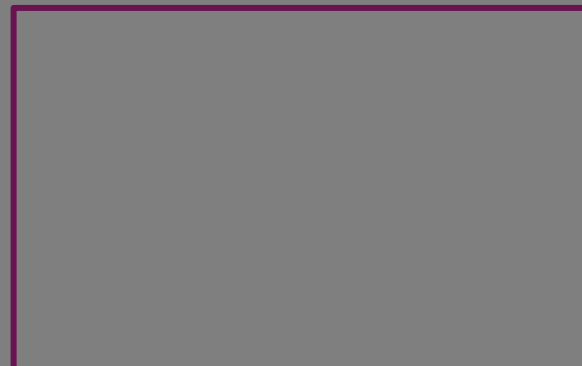
Principal Bedroom	3.57m x 3.13m	11' 9" x 10' 3"
Bedroom 2	3.49m x 3.01m	11' 6" x 9' 11"
Bedroom 3	3.73m x 2.89m	12' 3" x 9' 6"
Bedroom 4	3.09m x 2.61m	10' 2" x 8' 7"



House type 5
Floor plans show No. 45, No. 43 is handed.
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.