



ESTATE AGENTS



# Petersfield, Hampshire

A five bedroom detached family home offering vast amounts of space and storage split over three floors. The property sits on a spacious corner plot and is within easy access to Petersfield town centre and the A3 link road. The house has a large lounge, a separate reception room which could be used as a dining room, kitchen with utility and a ground floor cloakroom. On the first floor is the main bedroom with an ensuite shower room, two further double bedrooms, family bathroom and a study. On the second floor you can find another two double bedrooms and a shower room.

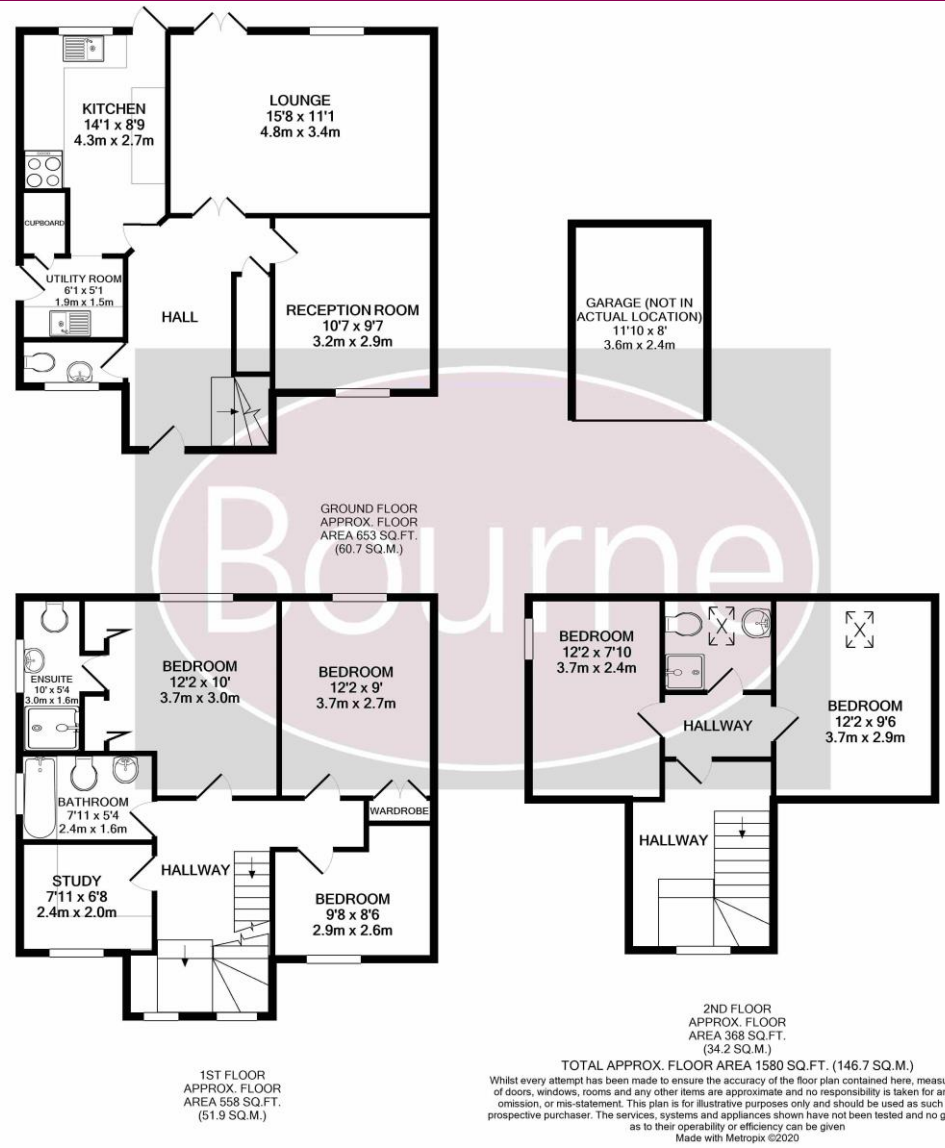
The rear of the property boasts a large rear and side garden with side access to the front of the property. The garage and car port can be found to the right of the property. Viewings are essential to appreciate the size and space of the property. The property is within walking distance to the station and local schools.

Freehold

- Detached Family Home
- Five Bedrooms
- Two Reception Rooms
- Bathroom
- Garage + Carport
- Driveway
- Rear garden
- Office
- Garden Shed
- Gas central heating



# Floorplan

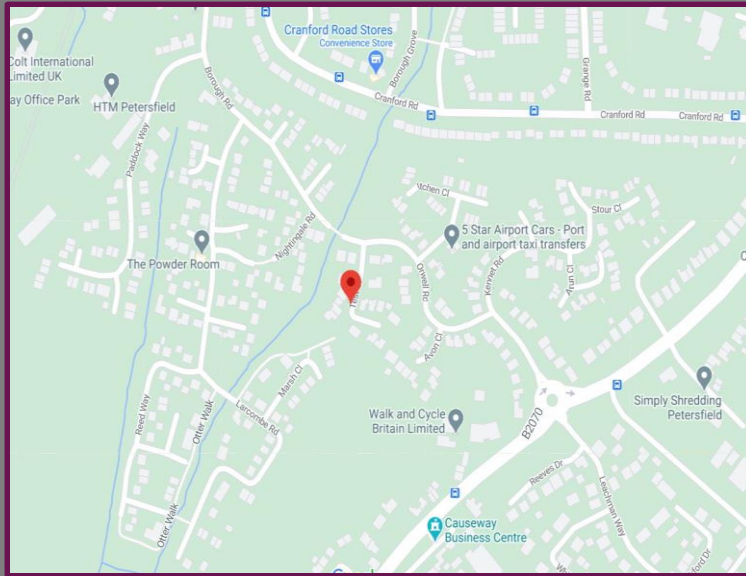


# Location

Petersfield is a market town and civil parish in the East Hampshire district of Hampshire, England. It is 15 miles north of Portsmouth.

Set in the glorious countryside of the South Downs National Park, Petersfield is an ancient market town originally built as a Norman 'new town' at the end of the 11th Century. It is now a vibrant place for shopping and eating out. The town has its own railway station on the Portsmouth Direct Line, the mainline rail link connecting Portsmouth and London.

The main square is an attractive focal point providing the perfect venue for twice weekly markets on Saturdays and Wednesdays. There is a Farmers' Market on the first Sunday of every month.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	79
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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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