

• FOR SALE •  
**Bourne**  
01730 262826  
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# Petersfield, Hampshire

Bourne are delighted to offer this wonderful home to the sales market'

The house has been extended and offers tremendous scope for further refurbishment.

Currently the layout includes a spacious entrance porch that leads through to a bright internal hallway. The ground floor has a kitchen to the rear of the property which has a very social open plan dining area that overlooks the gardens and a large living room.

The first floor boasts three bedrooms. The bedrooms are serviced by a family bathroom which also has a separate shower.

Externally the house is set back from the pavement and has a mature bordered front garden, driveway, and access into the detached garage. The rear garden is a particular feature and is substantial in size and opportunity.

A viewing is highly recommended on this lovely home.

Freehold

- Three Bedroom Semi-Detached Home

- Large Reception Room

- Open Plan Kitchen/Dining Room

- Downstairs WC under stairs

- Potential To Refurbish

- Extensive Rear Garden

- Driveway and Garage

- Excellent Location

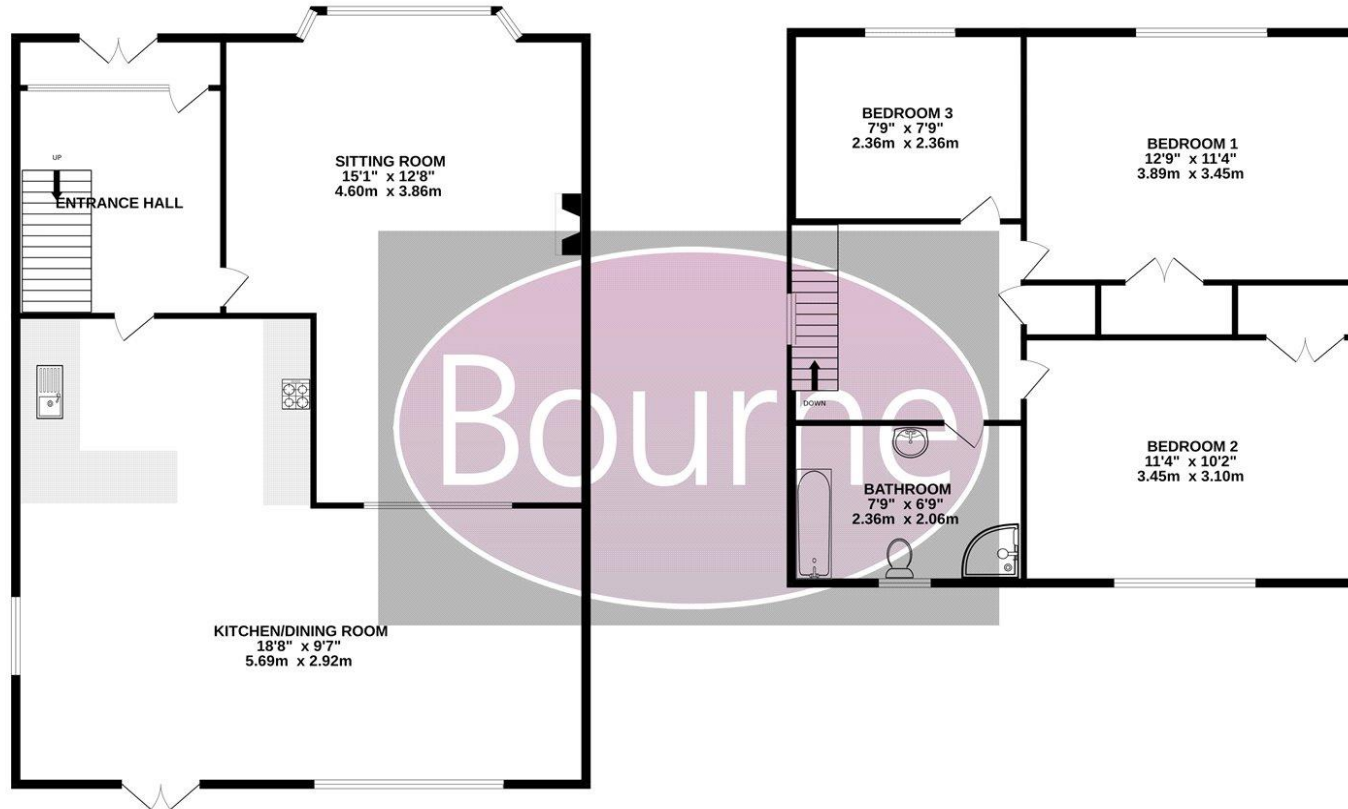
- No Onward Chain



# Floorplan

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Location

Barnfield Road is a very desirable residential cul-de-sac situated 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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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