



ESTATE AGENTS



Madeline Road, Petersfield, Hampshire, GU31

Asking Price £380,000

Madeline Road, Petersfield, Hampshire, GU31

A beautifully presented and extended two bedroom cottage set within Madeline Road which is located within close proximity to Petersfield Town Centre and the Mainline Railway Station.

This lovely property offers a reception room with a bay window to the front. A separate extended kitchen to the rear with part glass ceiling and offering open plan living with built in appliances, there is a door to the downstairs cloakroom and access onto the garden which is generous in size and has a timber built garden office.

The first floor is currently laid out as two spacious double bedrooms and a family bathroom. There is also loft access from the landing.

There are many similar homes on Madeline Road that have re-jigged the floorplan to create a third bedroom so good potential should you require a work from home office or nursery.

The garden has rear access and is a large space of laid lawn and mature borders.

Freehold

- Beautiful Character Cottage
- Large Reception Room
- Two Double Bedrooms
- Generous Private Garden
- Rear Access
- Separate Extended Kitchen
- Extension Possibilities STPP
- Walking Distance to Town Centre
- Close Proximity to Mainline Railway Station



Floorplan

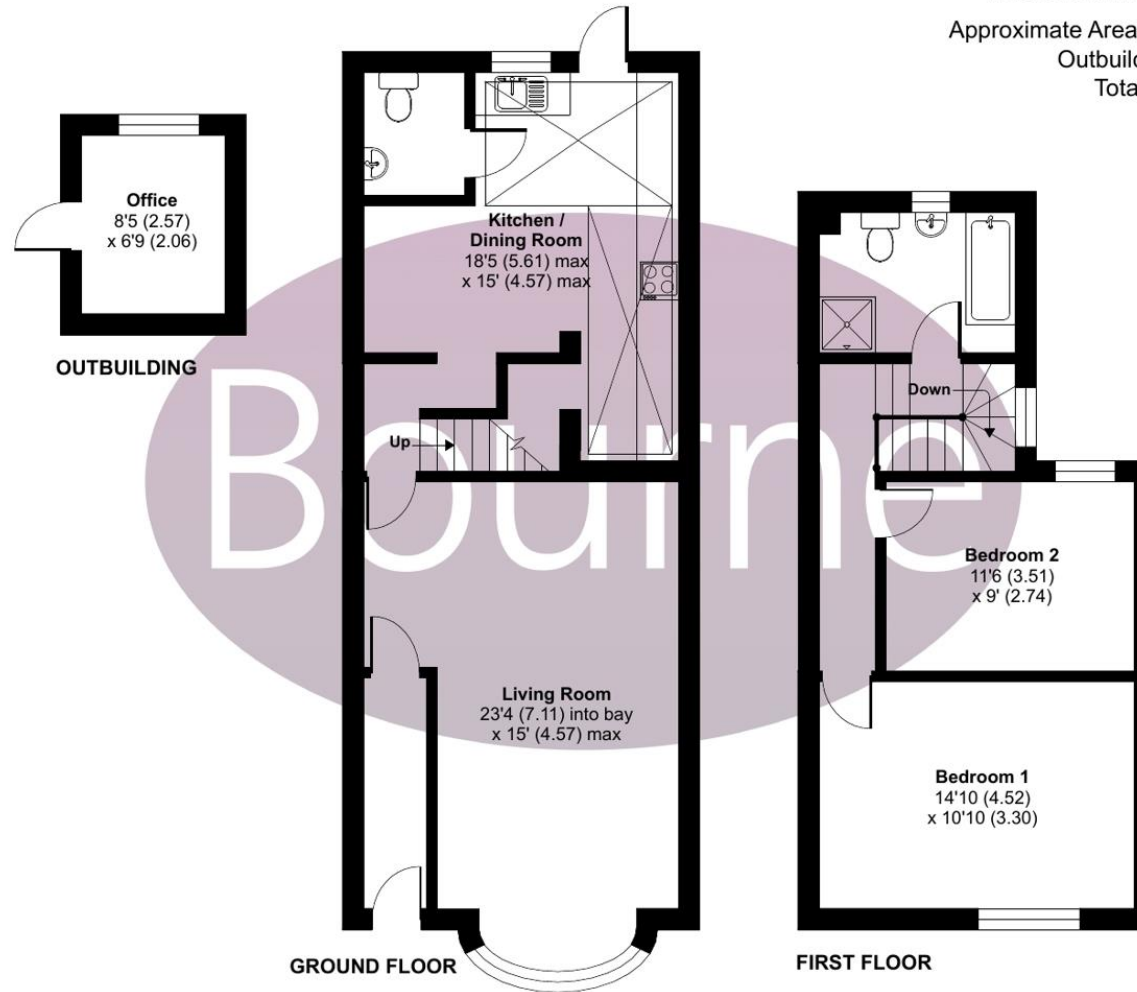
Madeline Road, GU31

Approximate Area = 1040 sq ft / 96.6 sq m

Outbuilding = 58 sq ft / 5.4 sq m

Total = 1098 sq ft / 102 sq m

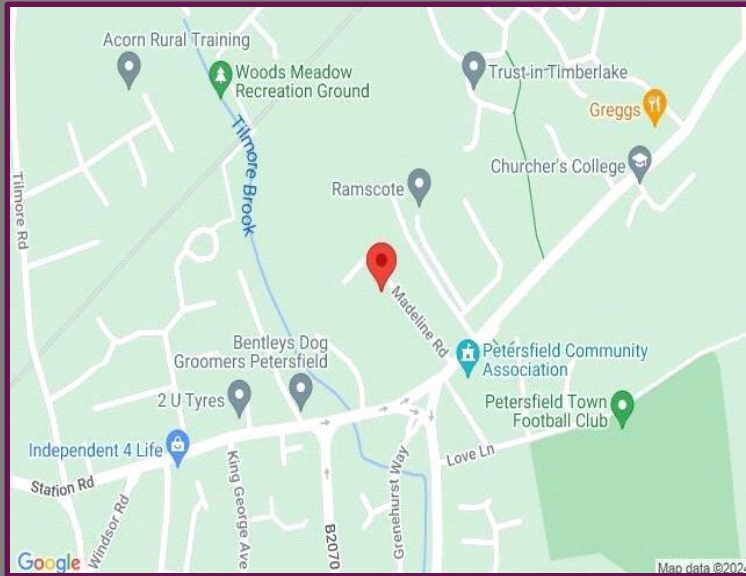
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7cheom 2024. Produced for Bourne Estate Agents. REF: 1102970

Location

Madeline Road is located close to the centre of Petersfield, within walking distance of the railway station, shops and amenities. Petersfield is a popular market town located within The South Downs National Park, which offers a comprehensive range of shopping and leisure opportunities, including a twice weekly market held on the town square. There are excellent schools, such as The Petersfield School, Churcher's College and Bedales in nearby Steep. Petersfield has a mainline railway station on the Portsmouth to London Waterloo line, with trains to the capital taking around an hour. The property is within easy access to open countryside with excellent walks, and good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	73	
(55-68) D		
(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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