

Bourne



Petersfield, Hampshire

£1,250,000

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Great opportunity to purchase an attractive and substantial family home on a generous plot situated in a highly desirable location within close proximity of Petersfield heath and town centre.

This imposing five bedroom property offers spacious accommodation over two floors with this impressive home being circa 3000 square ft.

Accessed via the double doors leading into a spacious entrance hall with staircase to the first floor. To the rear of the property is the large living room which has access onto the patio area and adjacent to the living room is a study. There is also a family room with gas fire and a further dining room completing the flexible reception rooms. The kitchen/breakfast room has a range of base and eye level units and leads through to the adjoining utility room.

To the first floor there are five bedrooms with the master and guest bedroom both having their own ensuite facilities. There is a family bathroom to service the other bedrooms.

The private south facing rear garden is a particular feature with the overall plot being just over a third of an acre, the garden has been very well maintained and landscaped and is enclosed on all sides, there is a detached summer house and a retractable awning to the rear of the property.

To the front of the property there is a large driveway with access to the double garage which has electronic doors.

Properties of this standard are rarely available and viewing is highly recommended.

Freehold
Council Tax Band : G

- Imposing Detached Family Home
- Three Reception Rooms
- Five Bedrooms
- Large Plot of Circa 1/3 Acre
- Kitchen/Breakfast Room
- Family Bathroom
- Two Ensuites
- Double Garage and Driveway
- Sought After Location
- No Onward Chain

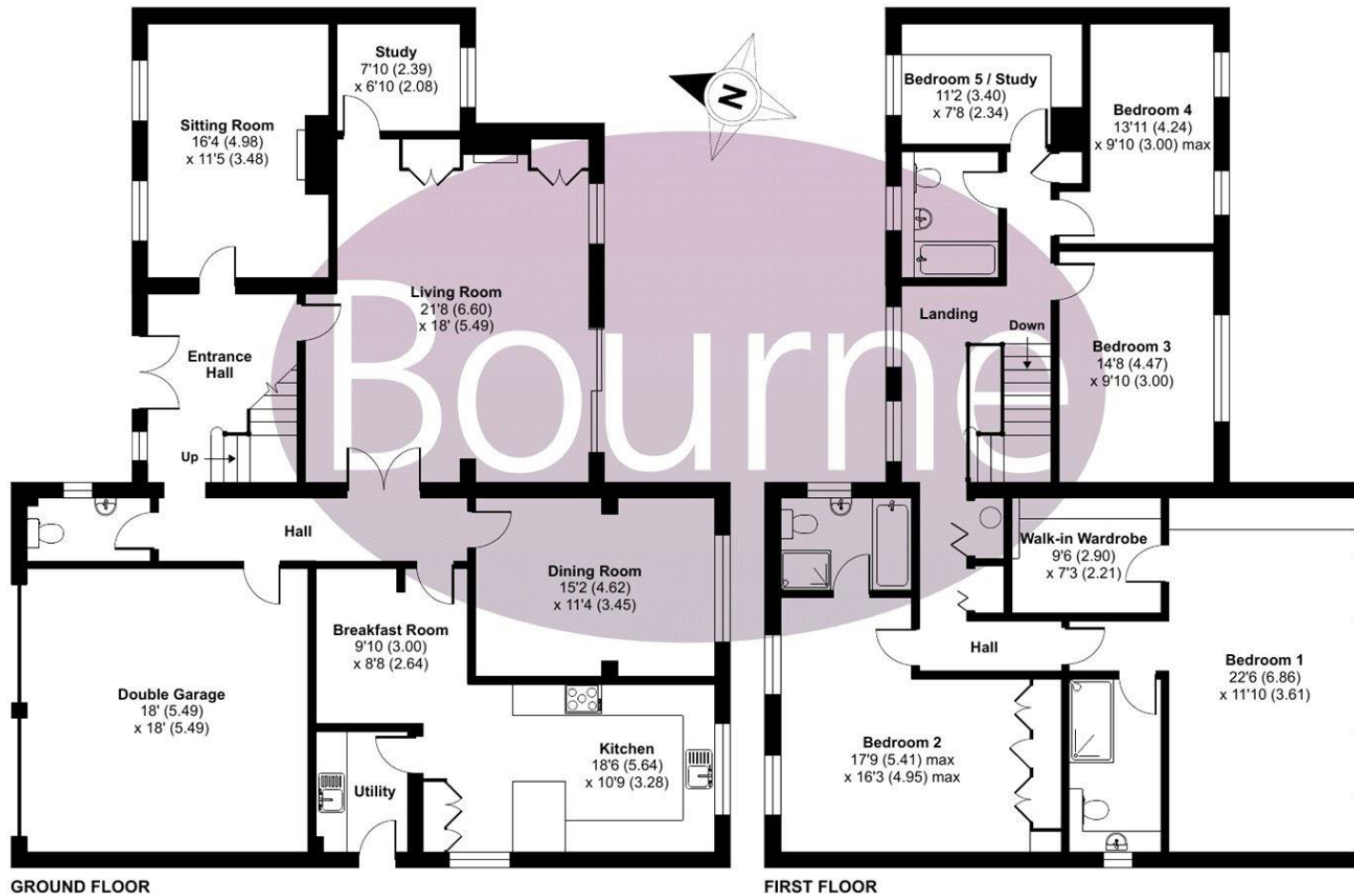


Floorplan

Heathfield Road, Petersfield, GU31

Approximate Area = 3187 sq ft / 296 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Bourne Estate Agents. REF: 1083303

Location

Heathfield 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	69	75
	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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