

Bourne

ESTATE AGENTS



Petersfield, Hampshire

Guide Price £675,000

# Petersfield, Hampshire

A beautifully presented detached four bedroom family house located within the sought after Ramshill development close to Petersfield town centre. The house offers two reception rooms, a separate kitchen with a utility room, an ensuite to the main bedroom, a family bathroom and a ground floor cloakroom. Outside is an enclosed rear garden and a single garage and off road parking for two vehicles.

The ground floor of the house has new flooring, a large entrance hallway with an understairs storage cupboard and a cloakroom with a low level wc and wash hand basin. A double aspect 20ft living room has double doors off to the conservatory and a front aspect window, the conservatory has double doors leading to the rear garden, whilst there is also an additional reception room and also has a front aspect. Off to the back of the house is a kitchen diner which has been upgraded by the current owners, offering a larder, wall and base units with worktops. Inset to the worktop is a sink drainer and five ring gas hob range cooker with the extractor over. A utility room is off the side of the kitchen and has space and plumbing for appliances.

Upstairs, the main bedroom is at the back of the property benefiting from a built in wardrobe and an ensuite shower room. There are three further good sized bedrooms, with two benefiting from built in storage. A family bathroom is off to the front aspect, and has the low level WC, wash hand basin, panelled bath with shower attachment and an opaque window.

Outside is a good sized landscaped rear garden, offering low maintenance shrub borders and a timber built summer house tucked away in the corner. There is ample patio seating space to one side and a side gate for access to the front and driveway. There is a single garage, great for storage.

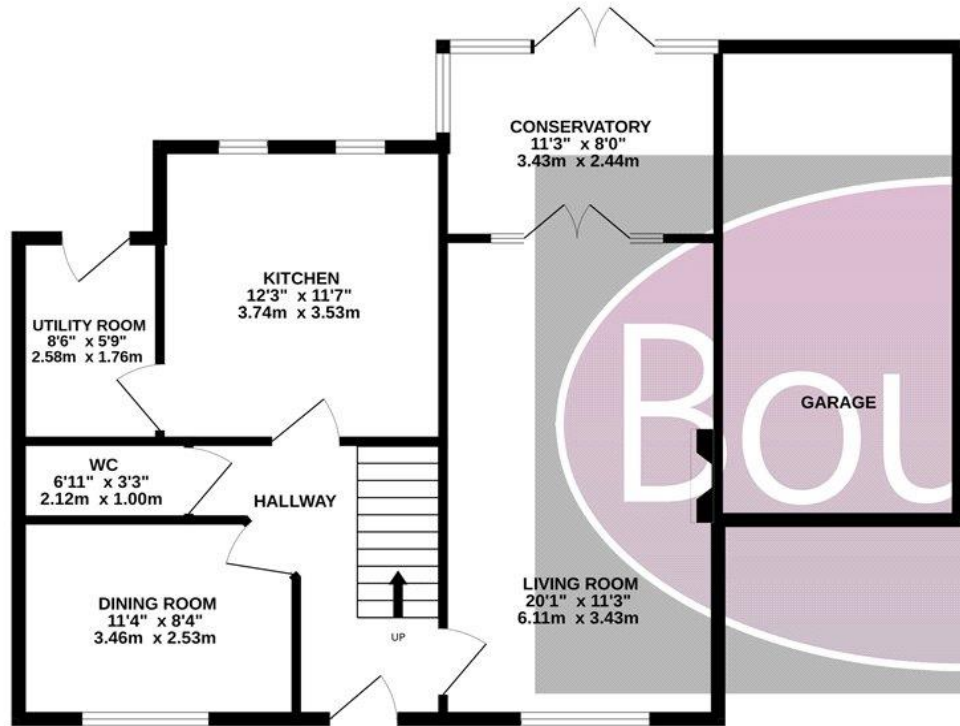
Freehold

- Four Bedroom Family Home
- Two Reception Rooms
- Kitchen/Dining Room
- Separate Utility Room
- Garage
- Secluded Garden
- Off Street Parking
- En-suite To Principal Bedroom
- Walking Distance to Mainline Train Station
- Close Proximity to Churcher's

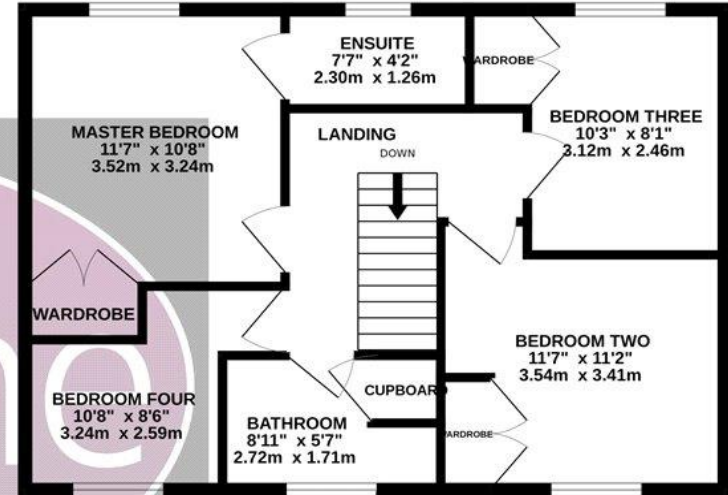


# Floorplan

GROUND FLOOR  
898 sq.ft. (83.5 sq.m.) approx.



1ST FLOOR  
573 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 1472 sq.ft. (136.7 sq.m.) approx.

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

Gammon Close is situated on the Ramshill development in Petersfield within walking distance of Churchers College. The beautiful market town is within easy reach and offers a Waitrose a selection of boutiques and popular shops. The house is well located for commuters as the A3 to London and the South Coast is a short drive away.



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         | <b>88</b> |
| (69-80) <b>C</b>                            | <b>78</b>               |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | 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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