



ESTATE AGENTS



Petersfield, Hampshire

Offers Over £825,000

Petersfield, Hampshire

A beautifully presented detached four bedroom family home nestled in a desirable plot at the edge of the development with stunning views over the surrounding countryside. This David Wilson modern home offers the perfect blend of style and comfort close to Petersfield town centre, boasting four generously sized bedrooms and modern living space.

Upon entering the large hallway you access the double aspect spacious living room. The stunning open plan double aspect kitchen/dining room has a range of base and eye level units and built in appliances, breakfast bar and access door to the garden. There is also a separate utility room and downstairs cloakroom.

To the first floor are four good sized bedrooms all with built in wardrobes and a family bathroom. The master bedrooms also benefits from an ensuite shower room.

To the front of the property is a block paved driveway leading to the garage with a rear access gate to the garden which is a particular feature of the property having been lovingly landscaped by the owners, being mostly laid to lawn with a selection of shrubs, plants and trees.

Freehold

- Four bedrooms
- 6 Years of NHBC Warranty
- Large open plan kitchen
- Modern finish
- Garage
- Off road parking
- Garden
- En-suite to Master Bedroom
- Walking distance to centre



Floorplan



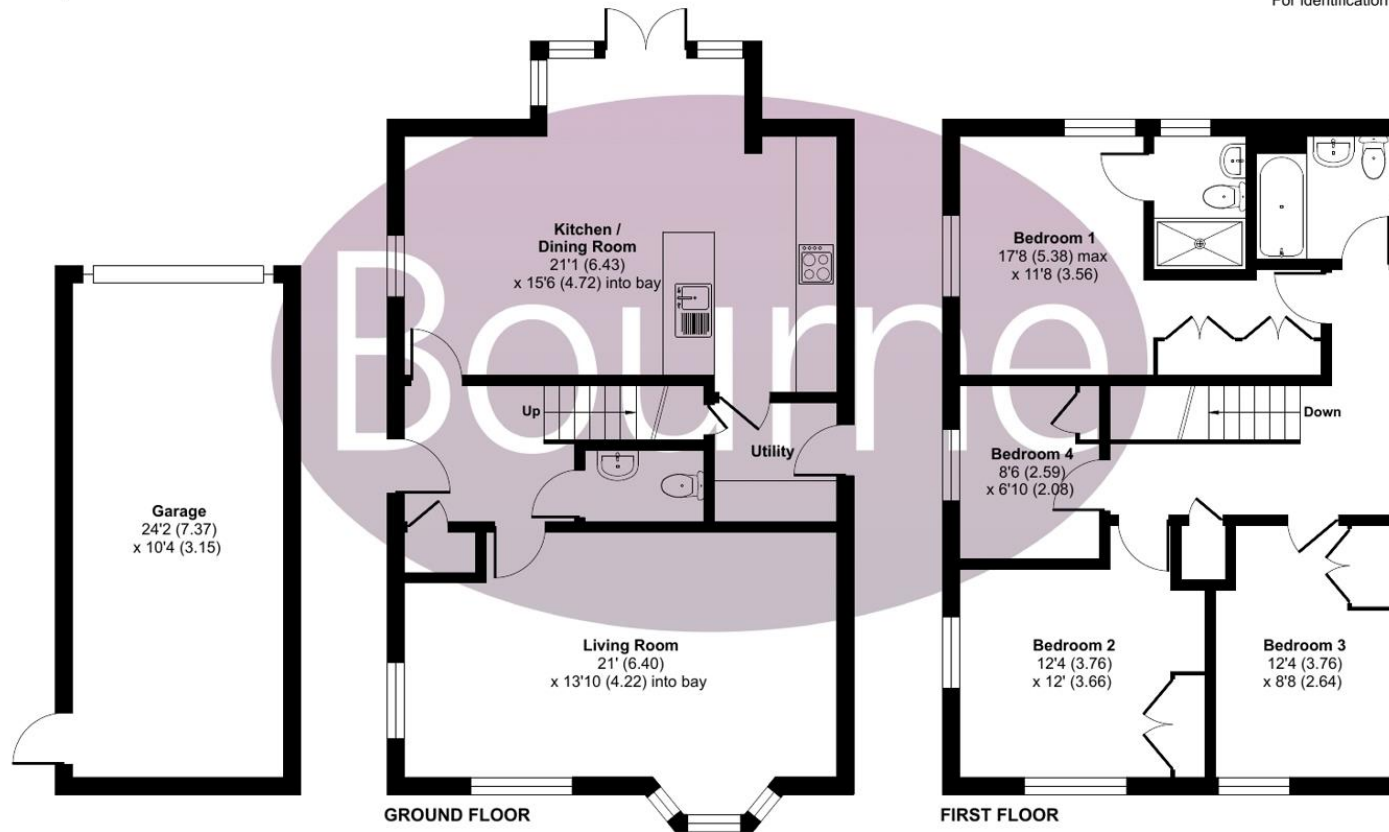
Cowslip Drive, Petersfield, GU31

Approximate Area = 1372 sq ft / 127.4 sq m

Garage = 250 sq ft / 23.2 sq m

Total = 1622 sq ft / 150.6 sq m

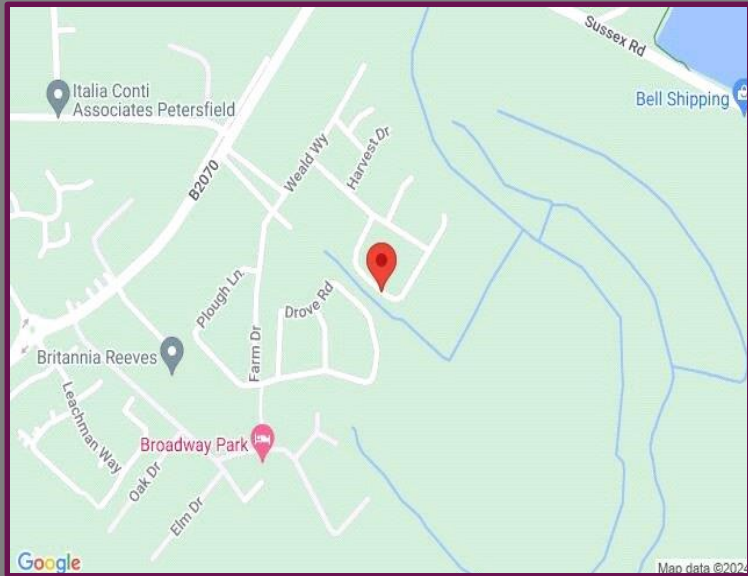
For identification only - Not to scale



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

Location

The local market town of Petersfield offers a comprehensive range of shops, restaurants & amenities. Excellent transport links are close by to the property with Petersfield train station providing an hour long train service to London Waterloo & the A3 giving motorway links to local towns . The property is also within catchment area for local infant, primary & secondary schools. You'll also find the 'Heath' within walking distance of the property as well as 'Queen Elizabeth Country Park' being close by.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	93
(69-80) C		
(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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