



ESTATE AGENTS



Petersfield, Hampshire

Offers in excess of £500,000

Petersfield, Hampshire

Introducing this stunning terraced townhouse, boasting a generous four-bedroom layout. The property has been designed with your utmost comfort in mind, offering a warm and homely ambiance throughout.

The luxurious finishes and attention to detail are evident in every corner, showcasing the high standard of maintenance this property has received. The kitchen features bespoke white units, granite countertops and integrated Siemens appliances: two single ovens; combination microwave; coffee machine; two warming drawers, and a dishwasher. The integrated NEFF appliances include: a 900 Induction Hob; a tall larder fridge, and a built-under freezer. There is also a Quooker boiling tap and water softener plus a utility cupboard with space for a washing machine and tumble dryer and generous storage space.

The well-maintained garden is south-facing aspect ensures ample sunshine all day long. Conveniently located in a sought-after neighbourhood, you'll find yourself in close proximity to local amenities, schools, and transportation links. Don't miss out on this exceptional opportunity to own a truly remarkable property. Contact us today to arrange a viewing.

Freehold

- Four Bedrooms
- Three Bathrooms
- Solar Panels
- South-facing rear garden
- Immaculate condition
- Close proximity to Town
- EPC : B



Floorplan

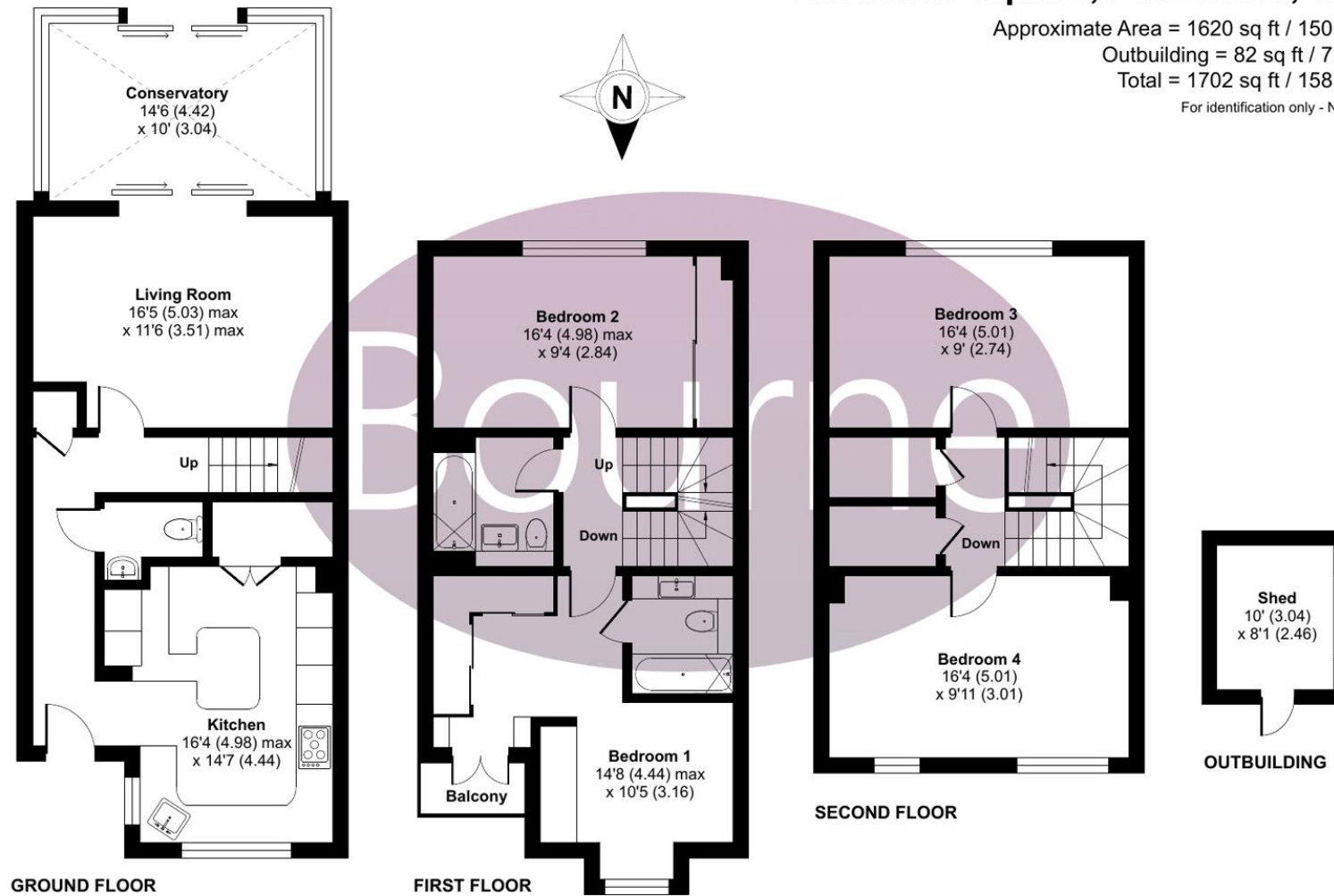
Rowlands Square, Petersfield, GU32

Approximate Area = 1620 sq ft / 150.5 sq m

Outbuilding = 82 sq ft / 7.6 sq m

Total = 1702 sq ft / 158.1 sq m

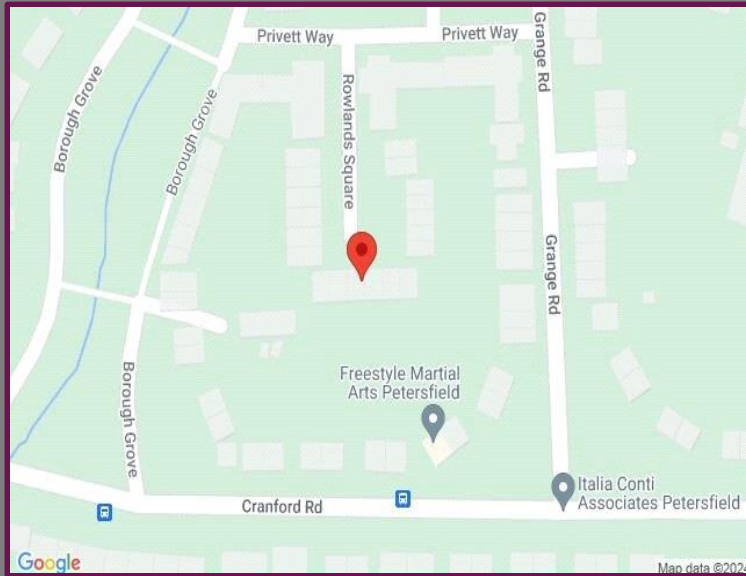
For identification only - Not to scale



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: 1088851

Location

Rowlands Square is less than a mile from the town centre and main line station. Petersfield has an excellent range of shops. There are well regarded schools in the vicinity including TPS, Bedales School, Churchers College and Ditcham Park School.



| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs (92+) | | |
| A | | |
| (81-91) | 89 | 89 |
| 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 | 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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