



Bourne

Petersfield, Hampshire

Offers in excess of £760,000

Petersfield, Hampshire

The property boasts four double bedrooms in a quiet location within easy walking distance to shops, schools and the mainline station. Built in 2016 by David Wilson Homes this modern home offers a fantastic location, perfect for a growing family.

At the front of the property is a lounge. To the rear is the kitchen dining room with a bay out to the garden. The kitchen and dining room features quartz worktops, integrated appliances and ample storage. Additionally the downstairs features a DSWC and separate utility room.

The first floor accommodation comprises of four double bedrooms and a modern family bathroom & modern ensuite shower room to the main bedroom. Additionally the second bedroom features a generous ensuite. The property also enjoys a rear landscaped garden, integral garage & driveway parking.

Freehold

- Beautifully Presented Throughout
- Cloakroom, Two Ensuite Shower Room and Family Bathroom
- Attractive, Enclosed Rear Garden
- Integral Garage with Eaves Storage
- Solar Panels
- Quality Kitchen with Integrated Appliances
- Sought After Location



Floorplan



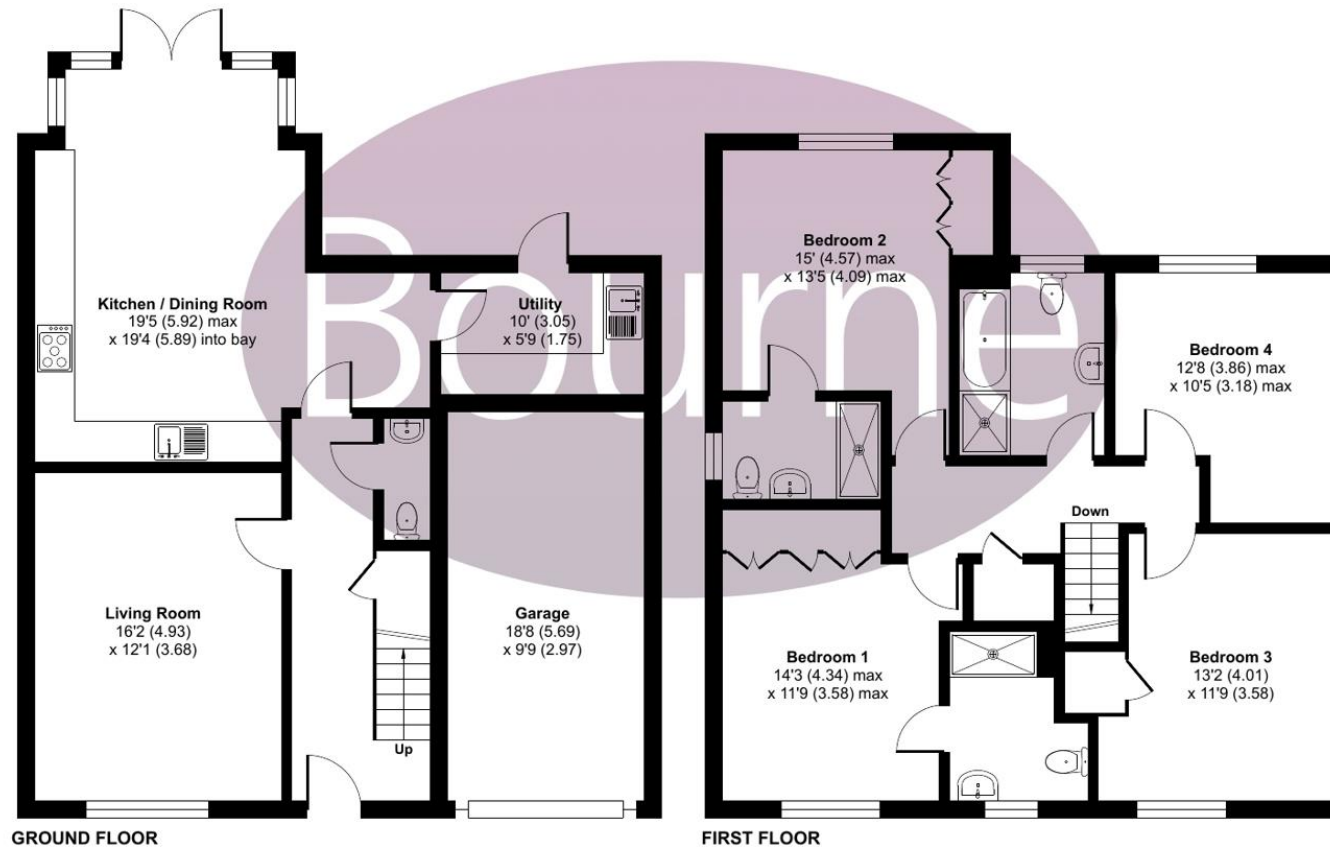
Leachman Way, Petersfield, GU31

Approximate Area = 1552 sq ft / 144.1 sq m

Garage = 185 sq ft / 17.1 sq m

Total = 1737 sq ft / 161.2 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). © nitchecom 2024. Produced for Bourne Estate Agents. REF: 1125543

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 | 86 | 87 |
| (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.