



Hazelbank Close, Petersfield, GU31

Guide Price: £760,000 Freehold

On a no-through road to the east of the town centre, a detached family house with a garage, parking and a south facing garden.

4 bedrooms, bedroom 5/ study, family bathroom, shower room, hall, sitting room, garden room, conservatory, dining room, downstairs cloakroom with WC, kitchen/breakfast room, utility room, garage, parking and garden.

EPC Rating: "D" (69).

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DESCRIPTION

Believed to date from the early 1960's, a family house with brick, part tile-hung and rendered elevations under a tiled roof and accommodation over two floors. The layout of the house can be seen in the floorplan but of particular note is the large sitting room with an open fireplace, picture window overlooking the garden and an arch to the garden room, off which is a conservatory. The double aspect kitchen/breakfast room has matching floor and wall mounted units and there's enough room for a breakfast table. There is a separate dining room and utility room. From the hall, stairs rise to the first floor landing, off which are four bedrooms, a study (or fifth bedroom), a family bathroom and a small shower room. Outside, the house is approached by a tarmac drive with parking for a number of cars leading to an attached single garage. The main garden is to the rear and being south facing, is an ideal spot to unwind over the summer months. Predominantly laid to lawn with a variety of borders and enclosed by either hedges or fencing, the rear garden offers a good degree of privacy.



LOCATION

The property is situated on a no-through road to the east of the town centre, approximately 1 mile from Petersfield High Street. Petersfield offers a variety of amenities in a bustling town centre. Shops include Waitrose, M&S Food, Tesco and there are numerous boutiques, cafes and further shops. The train station provides a direct service to London Waterloo to the north (in approximately an hour) and Portsmouth to the south. The town has many active clubs and societies with golf available at Petersfield and Liphook, horse and motor racing at Goodwood, polo at Cowdray Park and sailing along the South Coast. Being in the heart of The South Downs National Park, the surrounding countryside is renowned for its rolling hills and unspoilt landscapes. There are many popular schools in the area including Churcher's College, Bedales, Ditcham Park School and The Petersfield School.

Services: Mains gas, electricity, water and drainage.

Ref: AB/210060/1.

LOCAL AUTHORITY

East Hampshire District Council, Petersfield

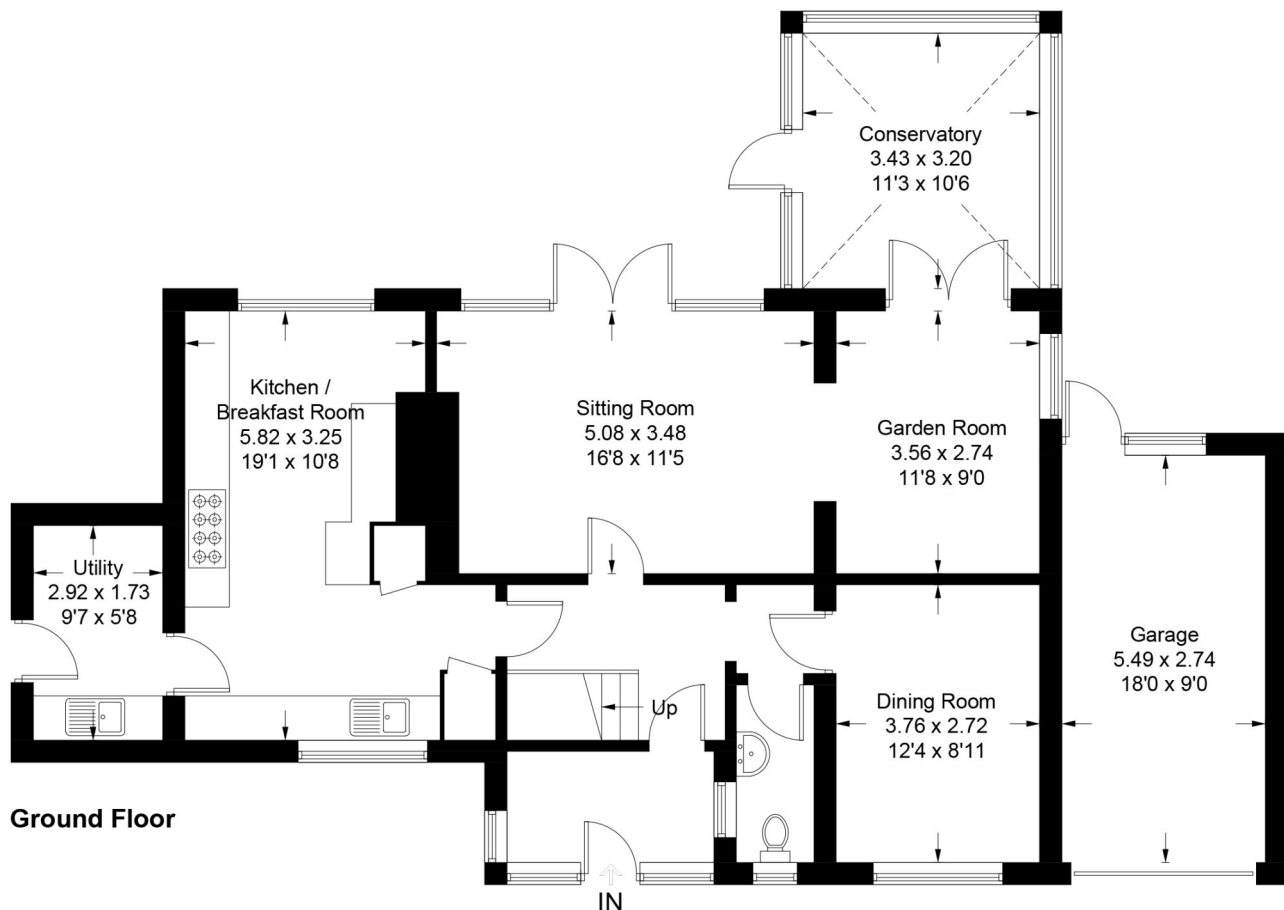
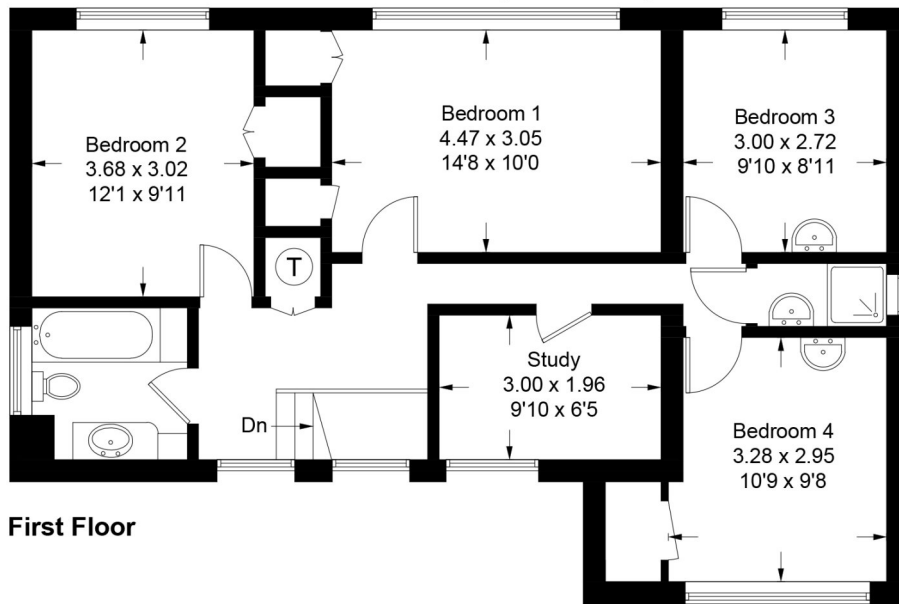
DIRECTIONS

From the end of Petersfield High Street, proceed straight on into Heath Road, passing Festival Hall on your left. Take the next turning on the left into Herne Road and continue to the end of the road. On reaching Moggs Mead, turn right and proceed to the end of the road and on reaching Pulens Lane, turn left. Take the second turning on the left into Hazelbank Close and the property is the third house on your left.



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Approximate Gross Internal Area = 170.4 sq m / 1834 sq ft
Garage = 15.2 sq m / 164 sq ft
Total = 185.6 sq m / 1998 sq ft



PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2021.

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