



Thorn Close, Petersfield, Hampshire, GU31

Guide Price: £425,000 *Freehold*

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A three-bedroom house situated in a popular residential close to the east of the town centre benefiting from a garage, parking and garden.

KEY FEATURES

- Three-bedroom semi-detached house
- Comprehensively renovated by the current owners
- Spacious living accommodation
- New modern kitchen
- Driveway parking and garage
- Attractive rear garden
- No onward chain



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DESCRIPTION

A beautifully renovated and deceptively spacious three-bedroom family home, occupying a quiet cul-de-sac position within easy reach of Petersfield Heath, Taro Leisure Centre and the town centre. Having undergone an extensive programme of improvement by the current owners, the property is presented in excellent condition throughout and offers a superb opportunity for those seeking a ready-to-move-into home with generous living accommodation and excellent outside space. The heart of the home is the impressive dual-aspect living/dining room, which is flooded with natural light and provides a wonderfully versatile space for both everyday family life and entertaining. A feature fireplace creates a welcoming focal point, while doors open directly onto the rear garden, making this a particularly appealing room throughout the year. The newly fitted kitchen is both stylish and practical, with side access and a further door leading through to the integral garage. The garage provides valuable additional storage and could offer potential for alternative uses, subject to any necessary consents. A modern shower room completes the ground floor. Upstairs, there are three well-proportioned bedrooms, complemented by a family bathroom. The current owners have comprehensively updated the property, including redecoration and new carpets throughout, while new energy-efficient electric heaters have also been installed. Externally, the property continues to impress, with a private driveway providing off-street parking for two vehicles, together with a single garage. To the rear is a newly landscaped garden, providing an attractive and versatile outdoor space which is ideal for entertaining, relaxing or enjoying time with family and friends. The location is another key feature, with Petersfield Heath and Taro Leisure Centre both within easy reach, while the amenities, independent shops, cafés and restaurants of Petersfield town centre are also conveniently accessible. Offering generous and versatile accommodation, extensive recent improvements, excellent parking and a newly landscaped garden, this is an appealing family home which combines modern comfort with a convenient and peaceful residential setting.

LOCATION

Thorn Close is situated on the east side of Petersfield and is a residential area close to the Taro Leisure Centre and Petersfield rugby club and approximately 1.5 miles to Petersfield High Street. Petersfield offers a variety of amenities in a bustling town centre. Shops include Tesco, Waitrose, M&S Food, and there are numerous boutiques, cafes and further shops. The station provides a 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. There are many excellent government funded and private schools including Churcher's College, Bedales, Charterhouse and King Edward's School, Witley.

DIRECTIONS

From our office, proceed to the end of the High Street and the War Memorial. Continue straight on into Heath Road and follow this road to the end. On reaching a crossroads roads, turn right into Heath Road East and then take the second turning on the left into Rival Moor Road. Thorn Close can be found after a short distance on the left. As you turn into Thorn Close, take the first turning on the left and the property can be found on the right-hand side.

ACCOMMODATION

Entrance hall, living/dining room, kitchen, downstairs w.c / shower room, three bedrooms, family bathroom, rear garden, integral garage and driveway parking for two cars.

MATERIAL INFORMATION

Method of Sale: Private treaty.

Tenure: Freehold.

Construction: Brick elevations under a tiled roof.

Services: Mains electricity, water and drainage.

Council Tax: East Hampshire District Council. Band: "C"

EPC Rating: "E" (51).

Service Charge: N/A

Ground Rent: N/A

Rights & Easements: None known.

Flooding: To the best of our knowledge, the property has never internal flooding.

Mobile signal: Good outdoor with EE. Variable outdoor with O2, Vodafone and Three (Ofcom).

Broadband availability: Ultrafast (Ofcom).

Parking: Driveway parking and single garage.

Viewings: Strictly by appointment with Winkworth, Petersfield.

What3Words: ///accompany.steady.dimension

Ref: AB/260075/01

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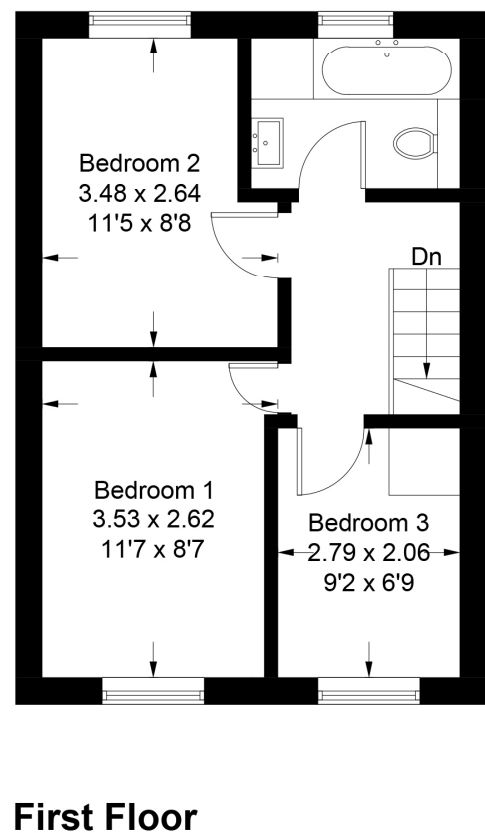
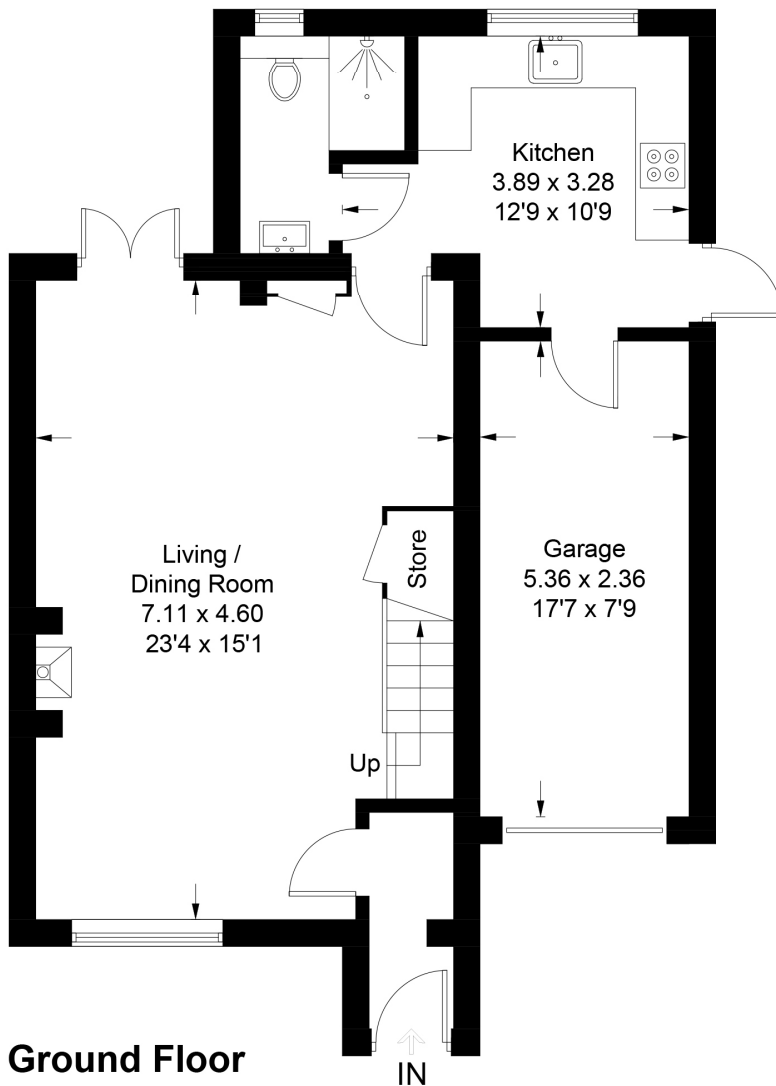
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Approximate Gross Internal Area = 99.2 sq m / 1068 sq ft
(Including Garage)



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