



## Grenehurst Way, Petersfield Hampshire, Gu31

Offers Over £900,000 *Freehold*

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A beautifully presented home on the ever-popular "Village" development with a detached double garage, ample parking and landscaped gardens.

### KEY FEATURES

- Situated in a popular cul-de-sac location
- Close proximity to Petersfield High Street
- Beautifully presented throughout
- Principal and guest bedroom en suites
- Detached double garage and off-street parking



Petersfield

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#### DESCRIPTION

A beautifully presented terrace home on the ever-popular "Village" development with painted rendered elevations under a tiled roof and accommodation over two floors. The layout can be seen in the floorplan but of particular note is the kitchen/breakfast room with modern units, a light lantern over the breakfast area and this opens out to an lovely and bright, extended garden room which is the perfect place to unwind. The sitting room has a pleasant outlook through a bay window to the front of the house and has a feature fireplace. From the dining room, stairs rise to the first-floor landing, off which are doors to four bedrooms and a family bathroom. Two of the bedrooms have their own en suite facilities. Outside, the house is approached by a path to the front door. To the right of the house is the drive which goes through an arch and leads to the rear where there is ample parking and a large detached double garage under a green roof. Accessed from the breakfast room is a terrace which is an ideal spot for your morning coffee! Very rarely do these houses in such pretty decorative order come to the market and an internal inspection is strongly recommended.

#### ACCOMMODATION

Main bedroom with en suite shower room, guest bedroom with en suite shower room, two further bedrooms, family bathroom, sitting room, dining room, kitchen/breakfast room, garden room, garden, double garage and parking.

#### LOCATION

The property is situated in a highly sought after cul-de-sac, known locally as The Village and is situated approximately 0.2 mile from the 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 train station provides a direct service to London Waterloo to the north (in approximately an hour) and Portsmouth to the south. The tunnel at Hindhead now provides congestion free travel north along the A3 to Guildford and London. The town has many active clubs and societies with golf available at Petersfield, Liphook and Midhurst, horse and motor racing at Goodwood, polo at Cowdray Park and sailing along the South Coast. There are many popular schools in the area including Churcher's College, Bedales, Ditcham Park, The Petersfield School and Bohunt School.

#### DIRECTIONS

On foot from our office, proceed to the end of the High Street, turning left into College Street. Continue along the road and on reaching Barham Road on your left, turn right down a path into what becomes Grenehurst Way. The property can be found on the left-hand side at the T junction.

## MATERIAL INFORMATION

**Method of Sale:** Private treaty

**Tenure:** Freehold

**Construction:** Painted rendered elevations under a tiled roof

**Services:** Mains gas, electricity water and drainage

**Council Tax:** East Hampshire District Council. Band: "E"

**EPC Rating:** "C" (80)

**Service Charge:** N/A

**Ground Rent:** N/A

**Rights & Easements:** None known

**Flooding:** To the best of our knowledge, the property has never flooded

**Mobile Signal:** Likely (Ofcom)

**Broadband Availability:** Ultrafast (Ofcom)

**Parking:** Off-street parking and single garage

**Viewings:** Strictly by appointment with Winkworth Petersfield

**What3Words:** lawfully.senses.cardinal

**Ref:** AB/250108/1



### Important Notice

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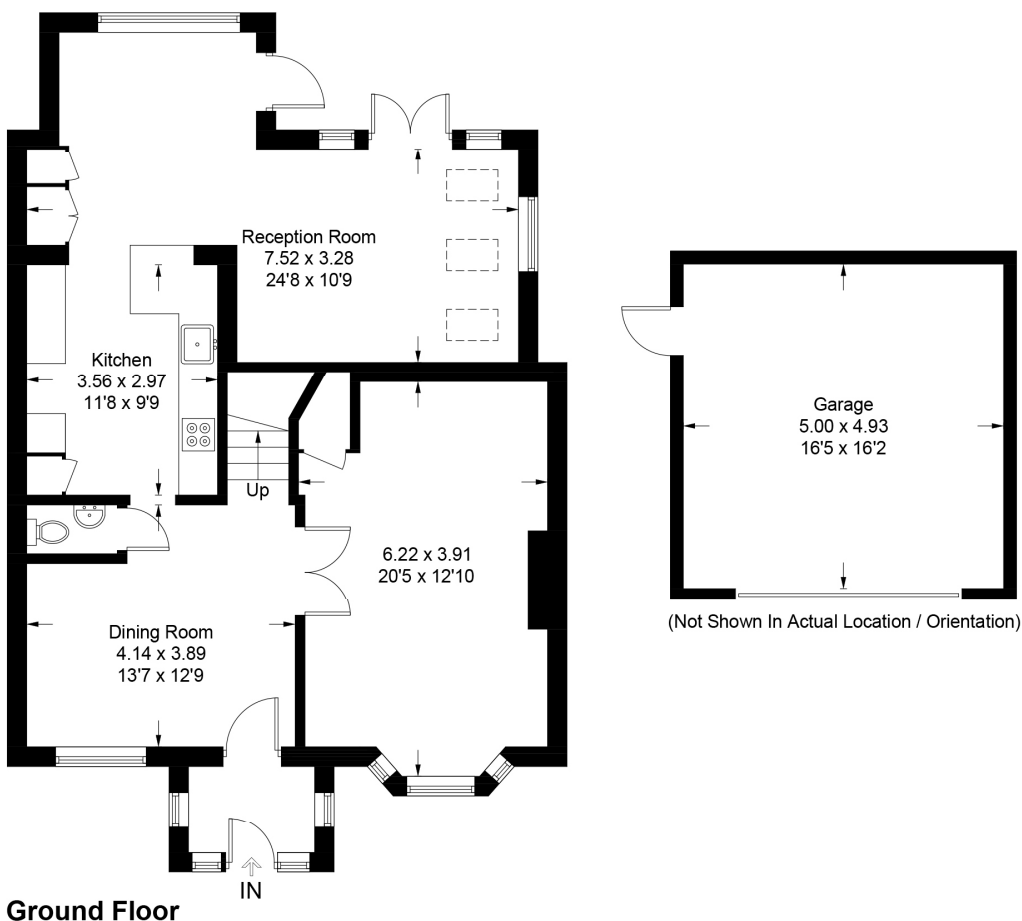
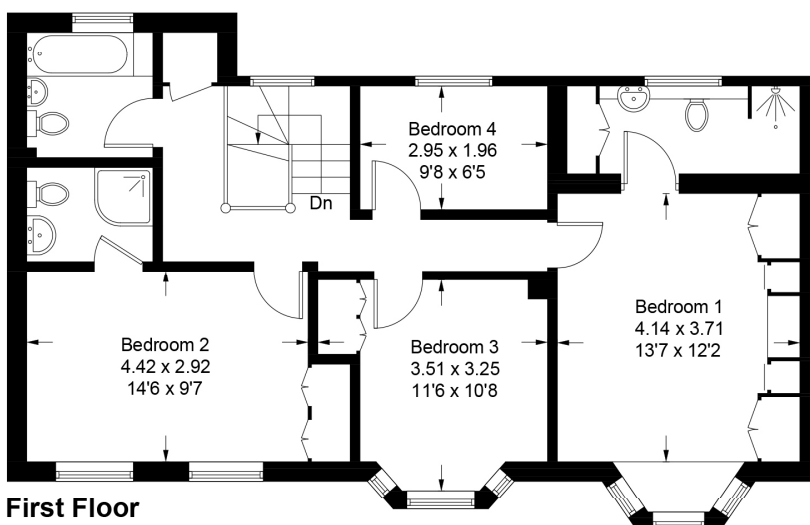
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# Grenehurst Way, GU31

Approximate Gross Internal Area = 155.2 sq m / 1670 sq ft  
Garage = 24.7 sq m / 266 sq ft  
Total = 179.9 sq m / 1936 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 2025.

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