



Reeves Drive, Petersfield, Hampshire, GU31

Offers Over: £800,000 Freehold

A modern detached family home on the edge of a popular development in a cul-de-sac to the south of the town centre, with a garage, parking and garden.

Main bedroom with ensuite shower room, three further bedrooms, family bathroom, hall, sitting room, playroom/study, kitchen/breakfast room, utility room, downstairs cloakroom with WC, garage, parking and landscaped garden.

EPC Rating: "B" (88).

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DESCRIPTION

The property is a modern detached family house built by David Wilson Homes in 2015 with 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 marvellous kitchen/breakfast room with a bay patio and doors leading out to the rear landscaped garden, matching floor and wall mounted units and many of the usual integrated appliances. There is a large main reception room to the front of the house along with a second reception room which would make an ideal home office or playroom. From the hall, stairs rise to the first floor landing, off which are four bedrooms, all of which are large enough to accommodate double beds and a family bathroom. The main bedroom has its own en suite shower room. Outside, a path leads to the front door with a driveway and single garage at the side which is attached to a neighbouring garage. The garden is south-east facing and lies to the rear and is mainly laid to lawn with a patio and raised beds. There is a timber deck which is an ideal spot to unwind during the long summer afternoons and an internal viewing is strongly recommended.



LOCATION

Located on the edge of a popular, modern development situated towards the southern fringes of Petersfield and just 0.7 mile to the High Street. Petersfield is situated in the heart of The South Downs National Park and 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, The Festival Theatre in Chichester, 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 and The Petersfield School.

LOCAL AUTHORITY

East Hampshire District Council, Petersfield. Band F.

SERVICES

Mains gas, electricity, water and drainage. The property also has solar panels.

DIRECTIONS

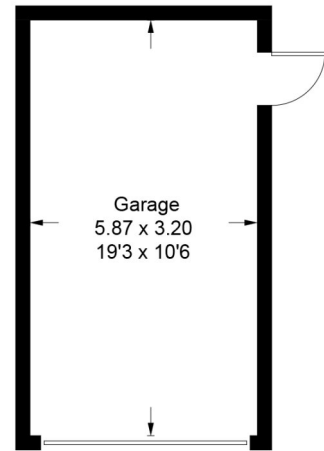
From our office head to the bottom of the High Street and turn right into Dragon Street by the War Memorial. At the first roundabout continue straight over into The Causeway and at the next roundabout, turn left into the development. As you turn into the development, take the first turning almost immediately on your right into Reeves Drive and the property is the second house on your left.

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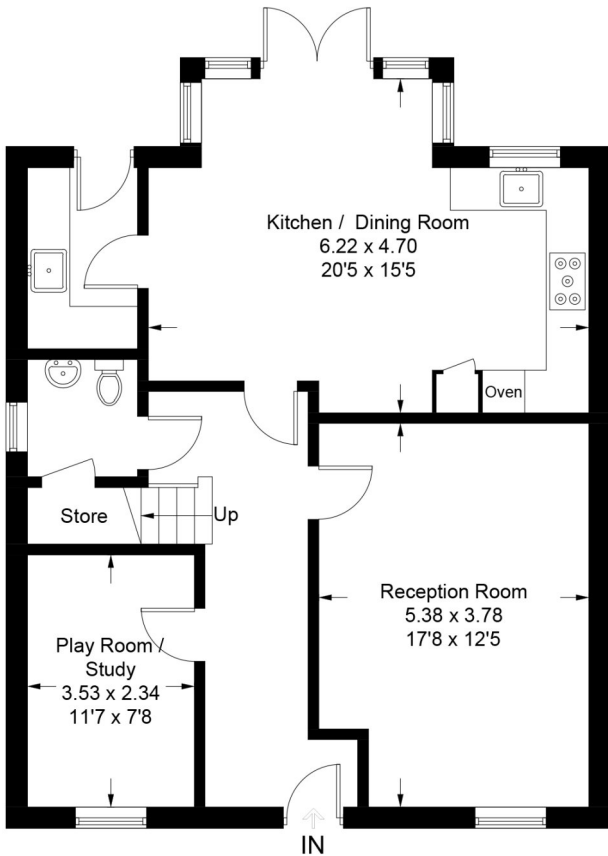


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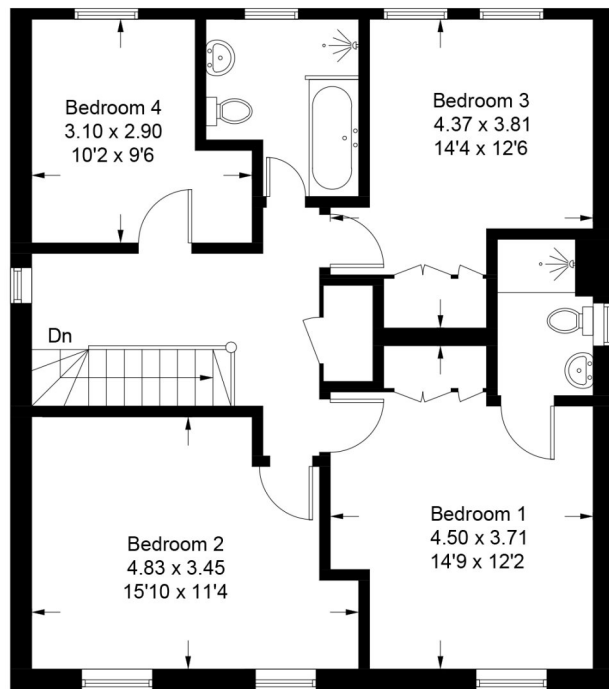
Approximate Gross Internal Area = 147.9 sq m / 1592 sq ft
Garage = 18.7 sq m / 201 sq ft
Total = 166.6 sq m / 1793 sq ft



(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor

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 2024.

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