



## Long Down, Petersfield, Hampshire, GU31

Guide Price: £3,250 per month

A spacious, detached family house on the popular Herne Farm Development with a south facing garden, double garage and parking.

5 Bedrooms, family shower room, Hall, 2 reception rooms, study/bedroom 6, kitchen, utility room, cloakroom with WC, garden, double garage and parking. EPC Rating: "D" (56).

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## DESCRIPTION

A spacious detached family house situated in a quiet cul-de-sac on the popular Herne Farm development. The property has recently been updated and improved by the current owners now having new bathroom suites, new carpets and redecorated. The accommodation is arranged over two floors and features a master bedroom with dressing room and en suite bathroom, four further bedrooms and family bathroom on the first floor. On entering the property there is a reception hall, sitting room, family room, dining room, kitchen, study/bedroom 6, utility room and cloakroom. The property is very well presented throughout. Being on a corner plot, a notable feature is the garden that surrounds the house on three sides with the rear garden enjoying a southerly aspect. There is a detached double garage and off street parking.



## LOCATION

The property is situated in a quiet cul-de-sac on the popular Herne Farm estate, approximately 0.7 mile to the east of Petersfield High Street. The residents of the estate benefit from a private leisure centre which includes a swimming pool, two squash courts and a bookable hall. 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 schools in the area including Churchers College, Bedales, Ditcham Park, The Petersfield School (TPS), Bohunt, and Midhurst Rother College.

## LOCAL AUTHORITY

East Hampshire District Council, Petersfield

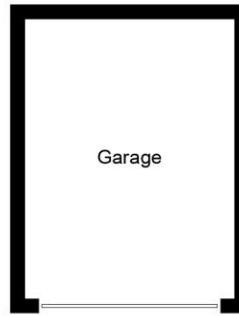
## DIRECTIONS

From our office on Petersfield High Street, turn left and proceed to the end of the road. Continue straight on into Heath Road and pass Festival Hall on the 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 Long Down will be found after a few hundred metres on the left. Continue up Long Down, bear round to the right and then left and the property will be found on the left hand corner.




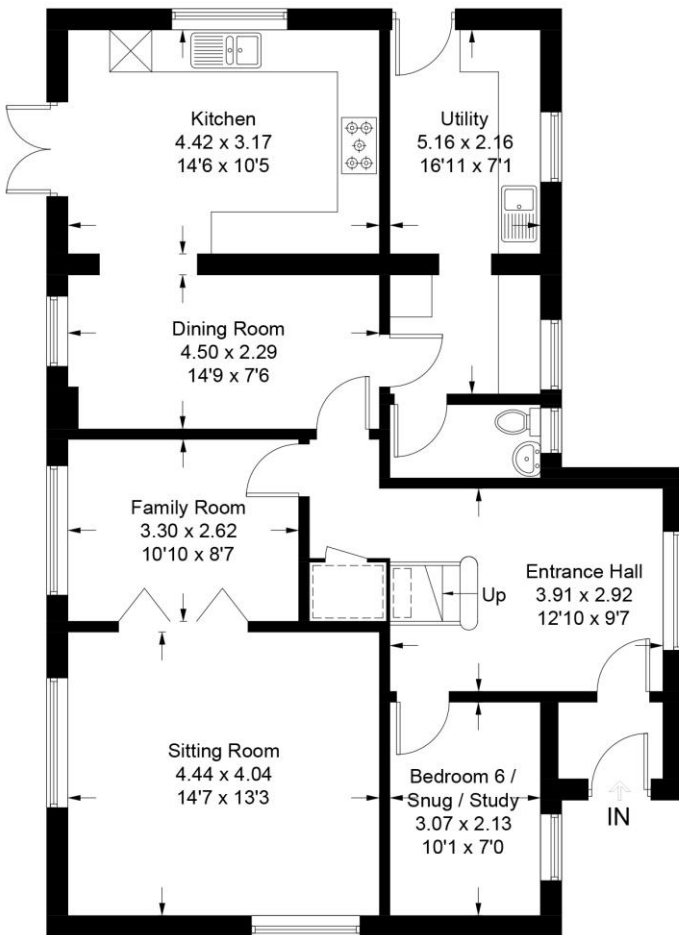
# Long Down, GU31 4PD

Approximate Gross Internal Area = 178.5 sq m / 1921 sq ft  
(Excluding Garage)

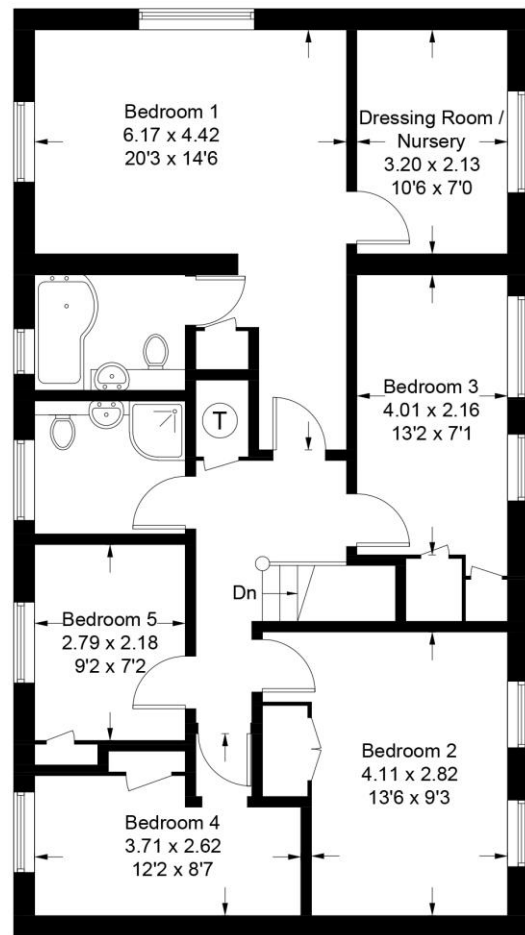


(Not Shown In Actual Location / Orientation)

 = Reduced headroom below 1.5m / 5'0



**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 2020.

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