



## Drum Mead, Petersfield, Hampshire, GU32

Guide Price: £325,000 Freehold

A modern house on a popular development within a short walk of Petersfield town and station with an attractive garden and an allocated parking space.

Two bedrooms, bathroom, sitting room, kitchen/dining room, garden and parking.

EPC Rating: "C" (75).

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## DESCRIPTION

The property is a modern mid-terrace home with brick elevations under a tiled roof and accommodation over two floors. The layout can be seen in the floorplan but of particular note is the light and spacious kitchen which has been opened to include a dining area and has a pleasant outlook over and a door leading to the rear garden. The sitting room has an aspect to the front and stairs lead to the first floor landing, off which are two bedrooms and a bathroom. Outside, to the front of the property is a parking space. The garden lies to the rear and can be accessed through the house or by a rear gate. The garden has been attractively landscaped with paving and a dividing trellis and archway. There is a lockable shed and a beautiful ornamental pear tree. There is an abundance of colour in spring, summer and autumn.



## LOCATION

The property is conveniently situated in the centre of Petersfield and is within approximately 0.3 mile from the High Street and train station. 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, Aldi, Lidl and there are numerous boutiques, cafes and further shops. The 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. There are many popular schools in the area which include The Petersfield School (TPS) and Bohunt.

Services: Mains gas, electricity, water and drainage.

Ref: AB/220166/2

## LOCAL AUTHORITY

East Hampshire District Council, Petersfield

## DIRECTIONS

From our office, proceed up the High Street passing the town square on your left hand side. As the road bends sharply to the right (in front of Nationwide Building Society), continue straight on into Swan Street. At the crossroads, proceed straight over (still continuing along Swan Street) and then take the first turning on the right into Drum Mead. Turn immediately left and the property is in the row of houses straight ahead of you towards the left end.





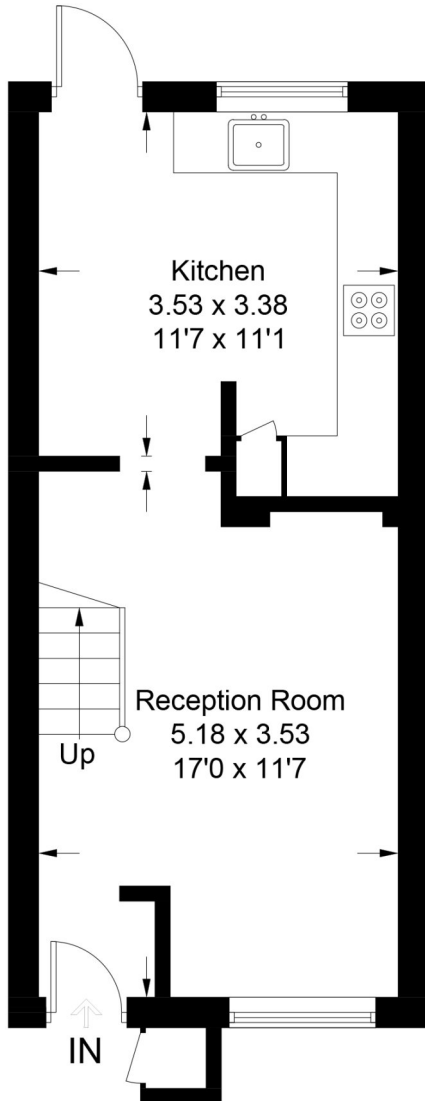
# Drum Mead, GU32

Approximate Gross Internal Area = 61.1 sq m / 658 sq ft

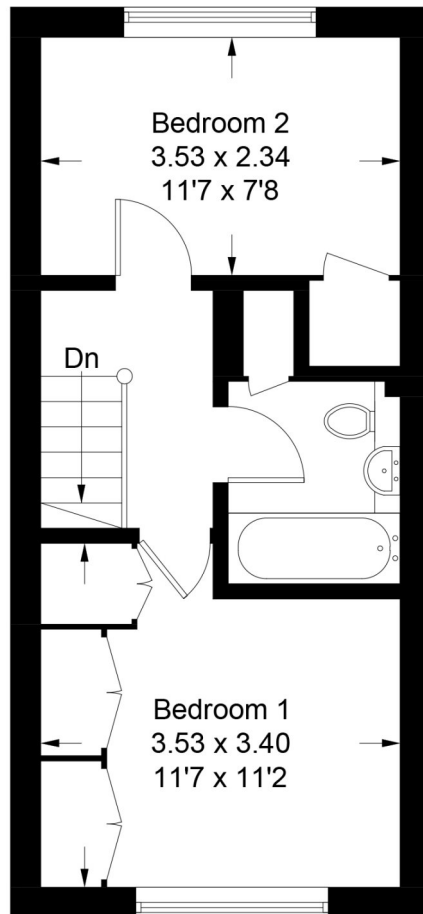
Outbuilding = 1.9 sq m / 20 sq ft

External Store = 0.4 sq m / 4 sq ft

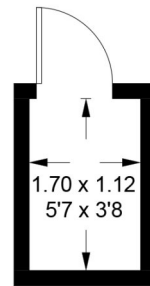
Total = 63.4 sq m / 682 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual  
Location / Orientation)

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 2022.

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