



Hanger Way, Petersfield, Hampshire, GU31

Guide Price: £700,000 Freehold

On a popular development, an extended, detached family house with a garage, parking and a south facing garden.

Master bedroom with en suite shower room, three further bedrooms, family bathroom, kitchen/dining room, sitting room, study, hall, downstairs cloakroom with WC, garage, parking and garden.

EPC Rating: "D" (65).

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DESCRIPTION

The property is a detached family home with brick and part tile hung elevations under a tiled roof and accommodation over two floors. The current owner bought the house new in 1992 and you can see why they've lived there for so long. The layout can be seen in the floorplan but a particular feature of the house is the tremendous kitchen/dining room; extended in 2013 to create a fabulous space, ideal for any 21st Century family. The sitting room is to the front of the house and from the hall, stairs rise to the first floor landing, off which are four bedrooms and a family bathroom. The master bedroom has its own en suite shower room fitted with a contemporary suite. Outside, the house is approached by a drive with parking for two cars in front of an integral single garage. The garden is to the rear of the house and can be accessed either through the house or by a side gate. Being south facing, the garden is an ideal spot to unwind during the long summer afternoons. An internal viewing is strongly recommended.



LOCATION

The property is situated 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 an indoor swimming pool, two squash courts and a bookable hall. Petersfield offers a variety of amenities in a bustling town centre. Shops include Waitrose, Tesco, 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 a little over 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. Being in the heart of The South Downs National Park, the surrounding countryside is renowned for its unspoilt rolling hills and outdoor pursuits. There are many popular schools in the area including Bedales School, Churcher's College, Ditcham Park School and The Petersfield School (TPS). The property is also within walking distance of both Herne Junior School and Petersfield Infant School.

Services: Mains gas, electricity, water and drainage.

Ref: AB/190036/1

LOCAL AUTHORITY

East Hampshire District Council, Petersfield

SERVICE CHARGE

£120 per annum (2020) as part of the Herne Farm Development.

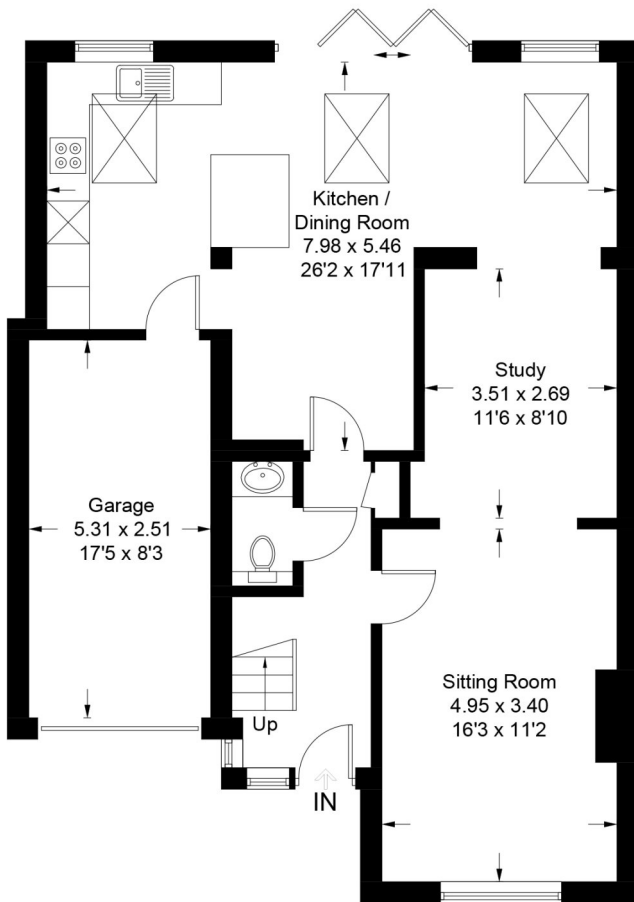
DIRECTIONS

From our office in the High Street, cross straight over the road next to the war memorial onto Heath Road. Pass the Festival Hall on your left and as the road bears right, turn left into Herne Road. At the end of the road, turn right and proceed along Moggs Mead. Take the fourth turning on the right down Holtdown and at the T Junction, at the end of the road, turn left into Hanger Way. Pass Great Hanger on your right and the property is after a short distance on your right hand side.

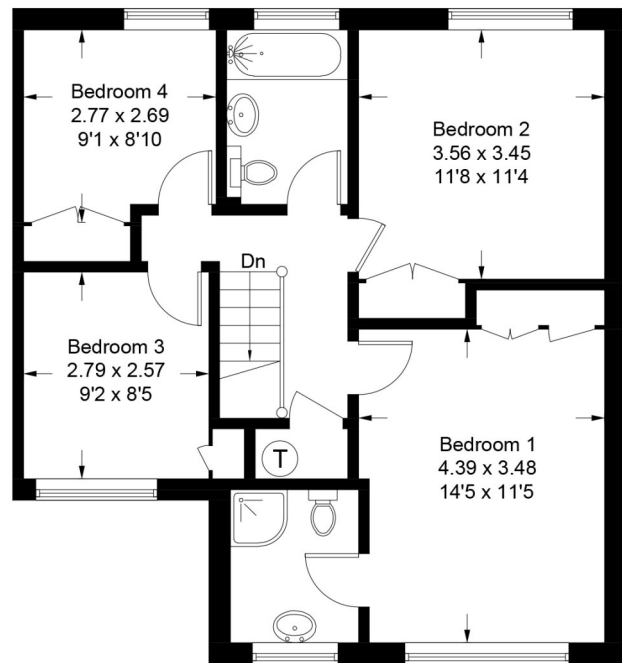


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Approximate Gross Internal Area = 147.8 sq m / 1591 sq ft
(Including Garage)



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 2021.

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