



Lower Mead, Petersfield, Hampshire, GU31

Guide Price: £775,000 *Freehold*

4 2 2

KEY FEATURES

- Four-bedroom detached family home
- Beautifully presented throughout
- West-facing garden
- Driveway parking and garage
- Situated on the ever-popular Herne Farm Development



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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 floorplan denotes the layout which works well for modern family living and downsizers alike. On the ground floor is a large reception room with an aspect to the front, whilst the kitchen is to the rear and is fitted with matching floor and wall mounted units. There is a separate conservatory, utility room and downstairs cloakroom with WC. From the hall, stairs rise to the first-floor landing, off which are four bedrooms and a family bathroom. The main bedroom has its own ensuite shower room. Outside, the house is approached by a drive with parking for two large cars leading to an integrated single garage. The main garden is to the rear and can be accessed either through the house or by a side gate. Predominantly laid to lawn, the rear garden is west-facing, ensuring plenty of light during the long, summer afternoons. In all, the property is beautifully presented, and an internal viewing is strongly recommended.

ACCOMMODATION

Main bedroom with en suite shower room, three further bedrooms, family bathroom, reception room, kitchen/dining room, conservatory, utility room, downstairs cloakroom with WC, single garage, parking and gardens.

LOCATION

The property is situated in the ever-popular Herne Farm estate, approximately 0.8 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 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, polo at Cowdray Park and sailing along the South Coast. There are many popular schools in the area which include Churche's College, Bedales, Ditcham Park and The Petersfield School (TPS).

DIRECTIONS

From the end of Petersfield High Street, proceed straight on into Heath Road, passing Festival Hall on your left. Take the next turning on the left into Herne Road and proceed to the end of the road. On reaching Moggs Mead, turn right and after approximately 850 metres, turn right into Lower Mead. The property is situated on your right after an additional 190 metres or so.

MATERIAL INFORMATION

Method of Sale: Private treaty.

Tenure: Freehold.

Construction: Brick and part tile-hung elevations under a tiled roof.

Services: Mains gas, electricity water and drainage.

Council Tax: East Hampshire District Council. Band: "F".

EPC Rating: "D" (67).

Service Charge: N/A.

Ground Rent: N/A.

Herne Farm Residents Association: £125 per annum

Rights & Easements: None known.

Flooding: To the best of our knowledge, there has been no internal flooding.

Mobile Signal (Ofcom): Good, outdoor (with EE, Three and Vodafone).

Broadband Availability: Ultrafast (Ofcom).

Parking: Off-street parking and a single garage.

Viewings: Strictly by appointment with Winkworth Petersfield.

What3Words: prices.thrashed.sensitive

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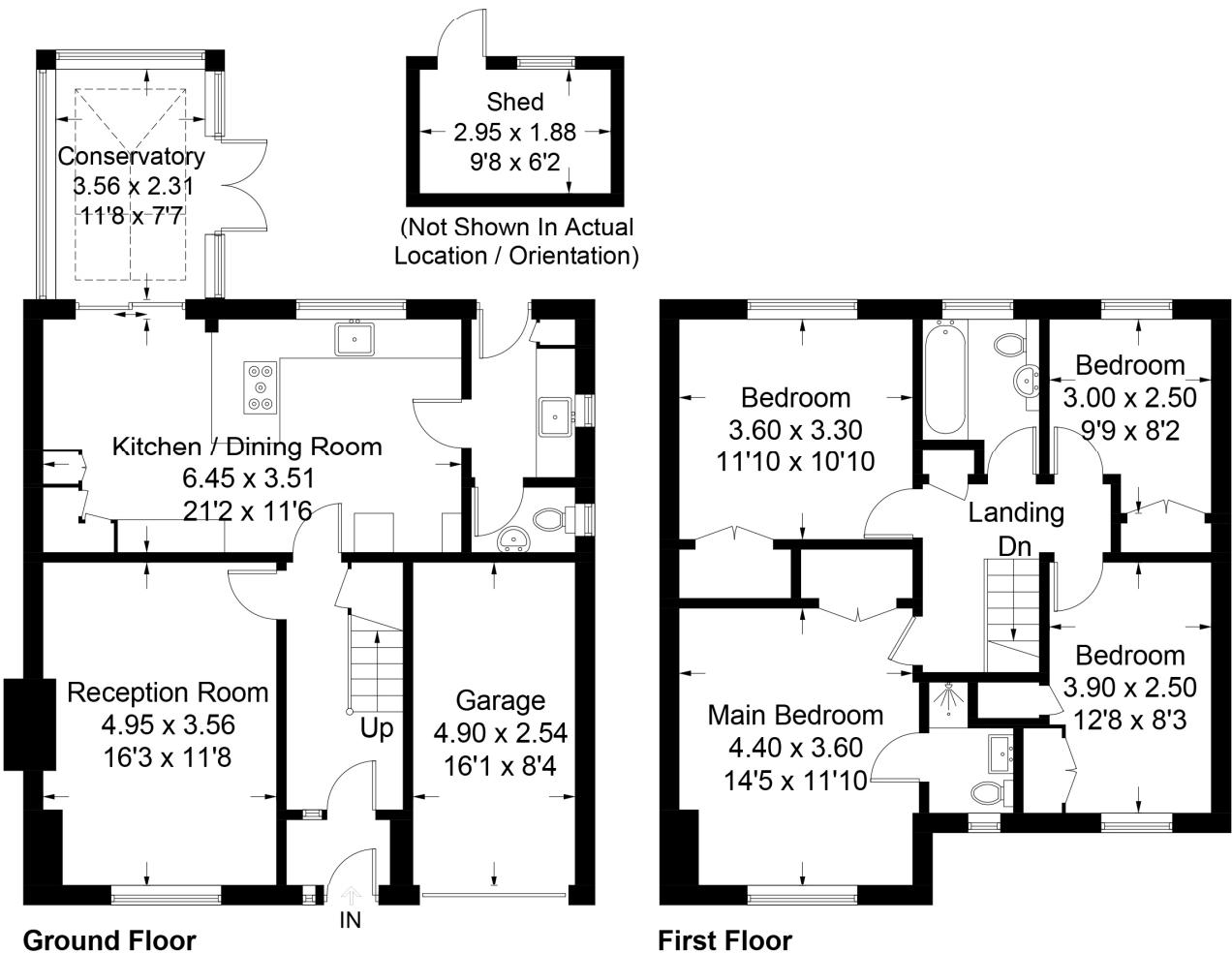
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Approximate Gross Internal Area = 133.9 sq m / 1441 sq ft

Shed = 5.6 sq m / 60 sq ft

Garage = 12.5 sq m / 134 sq ft

Total = 152.0 sq m / 1635 sq ft



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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 2026.

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