



## Riverside Mews, The Spain, Petersfield, Hampshire, GU32

Guide Price: £700,000 Freehold

Tucked away in the heart of the town, a modern townhouse with a south facing garden and off street parking.

Master bedroom with en suite shower room, guest bedroom with en suite bathroom, two further bedrooms, shower room, sitting/dining room, kitchen, cloakroom with utility space, garden and parking.

EPC Rating: "B" (85).

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## DESCRIPTION

Constructed in 2013, a townhouse on an exclusive development of just 6 properties. The house is over three floors and offers deceptive, flexible accommodation and as such, any resident could live over two floors if desired and leave the top floor as guest accommodation. The current owners bought the property new and have upgraded the bathrooms and had some bespoke carpentry works carried out. The floorplan denotes the layout, but a particular feature of the house is the "L"-shaped main reception room with a gas log effect fire and double doors leading outside. The kitchen has contemporary units with integrated appliances, granite worktops and there is Jerusalem stone flooring throughout the ground floor with underfloor heating. All of the four bedrooms are large enough to accommodate double beds, two of which have their own en suite facilities and there is a family shower room. Outside, the development is approached through electric gates to a courtyard where there are two allocated parking spaces for the property. The south facing garden lies to the rear and can be accessed either through the house or by a pedestrian gate to the rear. Immediately adjoining the rear wall of the property is a raised decked terrace, ideal for outside entertaining, which leads down to a landscaped garden. Towards the bottom of the garden is a timber storage shed. A townhouse such as this rarely becomes available and would suit downsizers and those who are after a "lock up and leave" property. An early viewing is strongly recommended.





## LOCATION

The property is situated in The Spain, just a short walk from The Square in the centre of the town. Petersfield 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 station provides a direct service to London Waterloo to the north (in approximately an hour) and Portsmouth to the south. The tunnel at Hindhead now provides congestion free travel North along the A3 to Guildford and London. The town has many active clubs and societies with golf available at Petersfield, Liphook and Midhurst, horse and motor racing at Goodwood, polo at Cowdray Park and sailing along the South Coast. There are many popular schools in the area including The Petersfield School (TPS), Bohunt, Churcher's College, Bedales and Ditcham Park.

Services: Mains water, electricity, gas and drainage.

Ref: AB/190045/2

## LOCAL AUTHORITY

East Hampshire District Council, Petersfield

## MANAGEMENT CHARGE

£400 per annum (2020).

## DIRECTIONS

On foot from our office at 26 High Street, proceed up the High Street, passing M&S Foods on your left. On reaching The Square, cross diagonally across, passing the Church on your left and the library on the right into Sheep Street. At the end of the road and on reaching The Spain, cross the road and proceed under the archway to the right of the large cream house and through some electric gates. The property is situated straight ahead of you.



# Riverside Mews, GU32

Approximate Gross Internal Area = 155.7 sq m / 1676 sq ft  
(Including Eaves)



Ground Floor

First Floor

Second Floor

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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 2021.

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