



## Barentin Way, Petersfield, Hampshire, GU31

Guide Price: £400,000 *Freehold*

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A well presented three-bedroom end of terrace house situated on a popular development with garden, garage and on street parking.

### KEY FEATURES

- Three-bedroom terrace house
- Situated on a popular modern development
- Well-presented throughout
- Rear garden and garage
- No onward chain



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#### DESCRIPTION

A well presented modern three bedroom end of terrace house situated in a popular development on the north eastern side of the town. The accommodation is arranged over two floors with a sitting room with patio doors to the rear garden, kitchen and cloakroom with WC on the ground floor. The first floor has a main bedroom with en suite shower room, two further bedrooms and a bathroom. Outside there is an enclosed rear garden with patio, lawn and shed and a pedestrian door leading to a single garage with an electric up and over door.

#### ACCOMMODATION

Three bedrooms, ensuite shower room, bathroom, sitting room, kitchen, cloakroom with WC, rear garden, single garage, off street parking.

#### LOCATION

The property is situated in a popular development at the top of Ramshill, to the north east of the town centre. Petersfield offers a variety of amenities in a bustling town centre. Shops include Waitrose, M&S Food, Tesco, Lidl, Aldi 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 well regarded schools in the area including Churcher's College, Bedales, Ditcham Park, The Petersfield School and Bohunt School.

#### DIRECTIONS

Turn left out of our office at 26 High Street and proceed to the end of the road, turning left into College Street. Turn right at the end of the road and then almost immediately left up Rams Hill. Pass the entrance to Churcher's College on the right and then turn left into Barentin Way. At the first "T" junction, turn right and the property will be seen almost immediately on the left.



## MATERIAL INFORMATION

**Method of Sale:** Private treaty

**Tenure:** Freehold

**Construction:** Brick and tile

**Services:** Mains gas, electricity, water and drainage

**Council Tax:** East Hampshire District Council. Band "D"

**EPC Rating:** "C" (69)

**Service Charge:** N/A

**Ground Rent:** N/A

**Rights and Easements:** None known

**Flooding:** To the best of our knowledge, the property has never flooded

**Mobile Signal:** Likely (Ofcom)

**Broadband Availability:** Ultrafast (Ofcom)

**Parking:** Single garage and on-street parking

**What3Words:** ///darting.qualifier.blush



### Important Notice

Winkworth for themselves and the Vendors or lessors of this property whose agents they are, give notice that: i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact. ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents. iii) The information in these particulars is given without responsibility on the part of Winkworth or their clients. Neither Winkworth nor their employees have any authority to make or give any representations or warranties whatever in relation to this property. iv) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed. v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order – nor have Winkworth tested them. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



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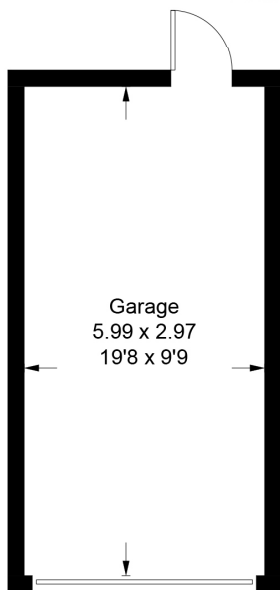
# Barentin Way, GU31

Approximate Gross Internal Area = 71.5 sq m / 770 sq ft

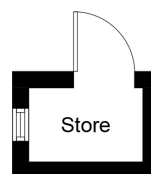
Store = 1.3 sq m / 14 sq ft

Garage = 17.7 sq m / 190 sq ft

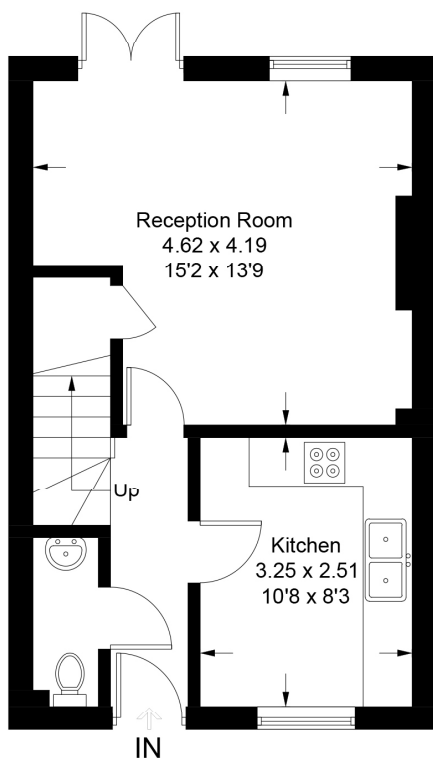
Total = 90.5 sq m / 974 sq ft



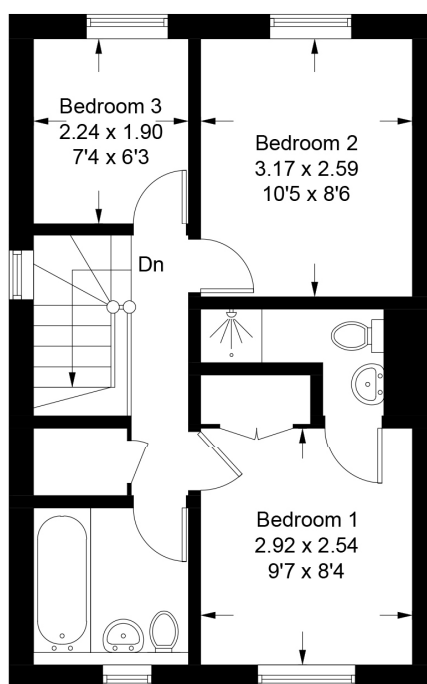
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Location / Orientation)



(Not Shown In Actual  
Location / Orientation)



**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 2024.

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