



Marden Way, Hampshire, GU31

Guide Price: £700,000 *Freehold*

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A modern, detached house tucked away on the ever-popular Herne Farm development, with a garage, parking and a south-facing garden.

KEY FEATURES

- Detached modern home
- Tucked away location
- 550 metres from Petersfield High Street
- South-facing garden
- Off-street parking and a garage



Petersfield

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DESCRIPTION

The property is a modern, detached home with brick elevations under a tiled roof and accommodation over two floors. As you can see from the floorplan, the layout is practical and would suit a wide range of buyers including downsizers and families alike. Outside, the house is approached by a driveway with parking for at least two cars leading to an attached single garage. The main garden lies to the rear, can be accessed either through the house, garage or by a side gate. It's enclosed by fencing with a variety of mature borders and being on the south side of the property, is the perfect spot to unwind during the long summer days.

DIRECTIONS

From the end of the High Street, cross straight over the road next to the war memorial into Heath Road. Pass the Festival Hall on your left and as the road bears right, turn left into Herne Road and then take the first turning on the right into Marden Way. Follow the road around a left-hand bend and as the road forks, turn left. The property is in the far left-hand corner.

LOCATION

The property is situated at the town end of the popular Herne Farm estate, approximately 550 metres 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 Churcher's College, Bedales, Ditcham Park and The Petersfield School (TPS).

MATERIAL INFORMATION

Method of sale: Private treaty
Tenure: Freehold
Construction: Brick elevations under a tiled roof.
Services: Mains gas, electricity, water and drainage.
Council Tax: East Hampshire District Council. Band: "E"
EPC Rating: "C". (70).
Herne Farm Limited service charge: £120 per annum
Ground Rent: N/A
Rights & Easements: None known
Mobile Signal (Ofcom). EE and Vodafone: Good outdoor, variable in-home. O2: Good outdoor. Three: Variable outdoor.
Broadband Availability (Ofcom): Ultrafast.
Parking: There is a single garage and off-street parking for at least two cars.
Viewings: Strictly by appointment with Winkworth Petersfield
What3words: ///recap.campus.chin

Agent note: We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



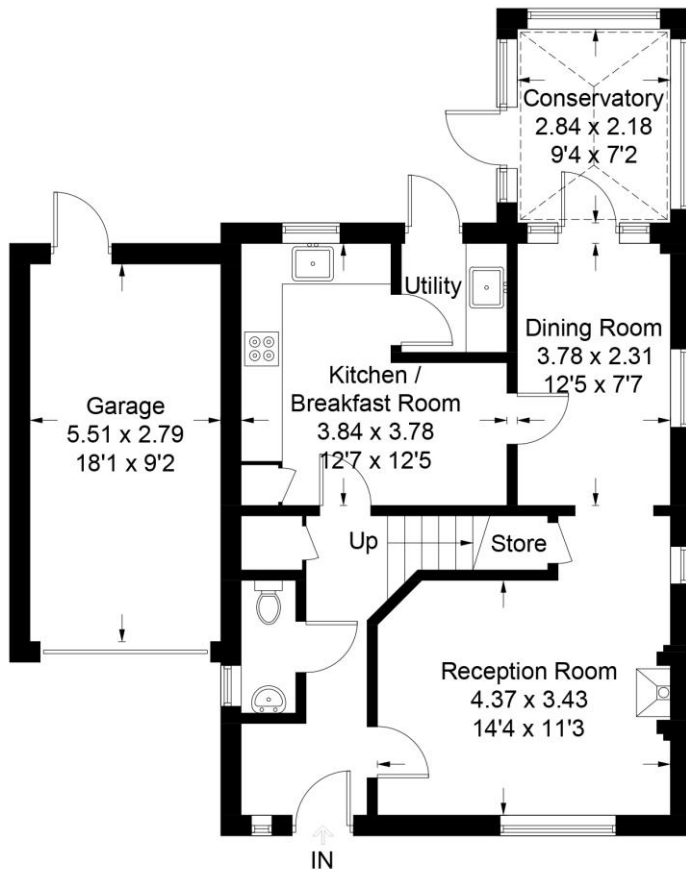
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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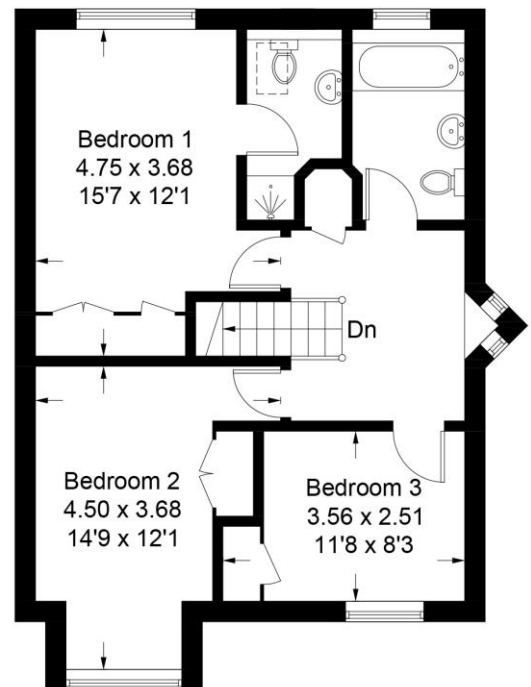
Approximate Gross Internal Area = 115.0 sq m / 1238 sq ft

Garage = 15.7 sq m / 169 sq ft

Total = 130.7 sq m / 1407 sq ft



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 2026.

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