



Osborne Road, Petersfield, Hampshire, GU32

Guide Price: £475,000 Freehold

On a quiet no-through road close to the town centre, a pretty, period house which has been updated by the current owner.

3 Bedrooms, Family Bathroom, Sitting Room, Kitchen/Dining Room, Utility Room, Downstairs Cloakroom with WC and Garden.

EPC Rating: "D" (65).

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DESCRIPTION

Updated by the current owner, a pretty mid-terrace house oozing charm and with many characterful features including high ceilings. On entering the property is a spacious hall with doors leading to a pretty sitting room with bay window to the front and an open fireplace. The current owner has taken a wall down between the kitchen and dining room to create a fabulous family space with bi-folding doors to the rear garden and installed a wood-burner, a wonderful focal point during the winter months. A door goes through to a utility room and downstairs cloakroom with WC. From the hall, stairs rise to the first floor landing, off which are three bedrooms and a family bathroom. Outside, the house is approached by a path leading to the front door enclosed by a low brick wall. The garden lies to the rear and can be accessed either through the house or by a pedestrian gate at the bottom of the garden. Immediately adjoining the rear wall of the house is a paved terrace, ideal for outside entertaining which leads to a flat, easy maintenance lawn. Situated towards the rear of the garden is a summer house which has power and has been recently insulated.

Please note that the photographs in these sales particulars were taken in 2017 and that there have been replacement windows to the front elevation since these were taken.



LOCATION

The property is situated in a tucked away spot close to the town centre down a no through road. Within the town is a train station which provides a direct link to London Waterloo in approximately an hour. Petersfield provides excellent amenities including a twice weekly market, supermarkets include Waitrose, Tesco and M&S Food and there are numerous cafes and boutique shops. 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 excellent schools in the area including Churcher's College, Bedales, King Edward's School in Witley, The Petersfield School (TPS) and Bohunt School in Liphook.

Services: Mains gas, electricity, water and drainage.

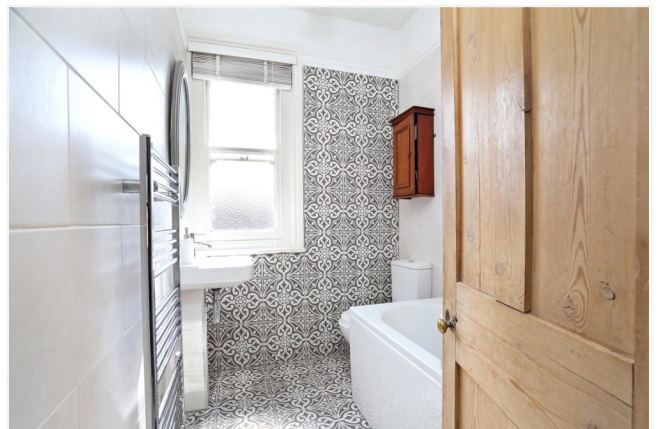
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LOCAL AUTHORITY

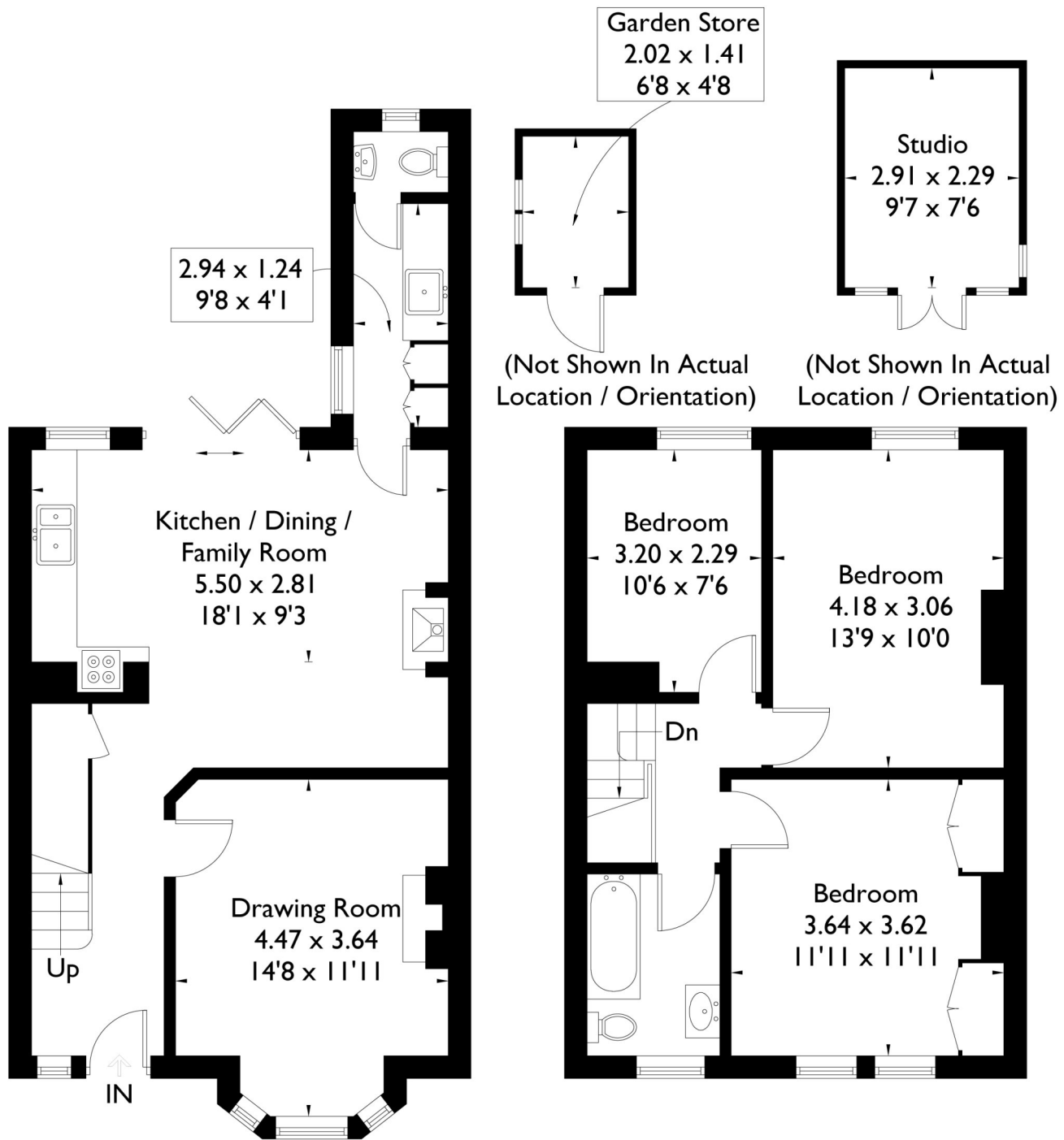
East Hampshire District Council, Petersfield

DIRECTIONS

From the end of Petersfield High Street, turn left into College Street, passing The Folly Market on the left hand side. On reaching the T-junction at the end of the road, turn left into Station Road. Take the second turning on the right into Sandringham Road and then the first turning on the left into Osborne Road. The property is after a short distance on the right hand side.



Approximate Gross Internal Area = 95.1 sq m / 1024 sq ft
 Studio = 6.7 sq m / 72 sq ft
 Garden Store = 2.8 sq m / 30 sq ft
 Total = 104.6 sq m / 1126 sq ft



Ground Floor

First Floor

FLOORPLANZ © 2017 0203 9056099 Ref: 185737

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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