



## Upper Heyshott, Petersfield, Hampshire, GU31

Guide Price: £475,000 *Freehold*



A link-detached bungalow on the popular Herne Farm Development with a garden, garage and off-street parking.

### KEY FEATURES

- Link-detached bungalow
- Close proximity to Petersfield Town
- Situated in a cul-de-sac position on the popular Herne Farm Development
- Rear and side gardens
- Attached garage and off-street parking
- No onward chain



Petersfield

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#### DESCRIPTION

A link-detached bungalow on the popular Herne Farm Development, in close proximity to Petersfield High Street and The Heath. With accommodation over one floor, the property offers practical living. There is a living/dining room, kitchen, two good-sized bedrooms and a shower room. The layout can be seen in the floorplan, but of particular note is the spacious living/dining area with sliding doors that lead to an established rear garden. The rear garden is enclosed and has a gate leading to a front garden and there is an attached garage and an off-street parking space. Whilst the house has been loved over the years, it does require general updating throughout.

#### ACCOMMODATION

Two bedrooms, shower room, living/dining room, kitchen, rear and side gardens, attached garage and off-street parking.

#### LOCATION

The property is located towards the western end of the popular Herne Farm Development which is in close proximity to Petersfield town centre. The residents of the estate benefit from a private leisure centre which includes a swimming pool, two squash courts and a bookable hall. 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 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 including The Petersfield School, Churcher's College, Bedales and Ditcham Park.

#### DIRECTIONS

On foot from our office at 26 High Street, proceed to the end of the High Street, turning left into College Street. Cross the road and follow the pavement around to the right, along the one way system, (against the flow of traffic). Take the first road on the right into Moggs Mead and then, the first turning on the left into Upper Heyshott. As you proceed up the road, take the first left and the property can be found at the end of the cul-de-sac to the right.



## 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 "C"

**EPC Rating:** "C" (70)

**Service Charge:** N/A

**Ground Rent:** N/A

**Rights & Easements:** None known

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

**Mobile Signal:** Likely (Ofcom)

**Broadband Availability:** Ultrafast (Ofcom)

**Viewings:** Strictly by appointment with Winkworth Petersfield

**WHAT3WORDS:** became.elevates.footba lers

**Ref:** HW/250104/1



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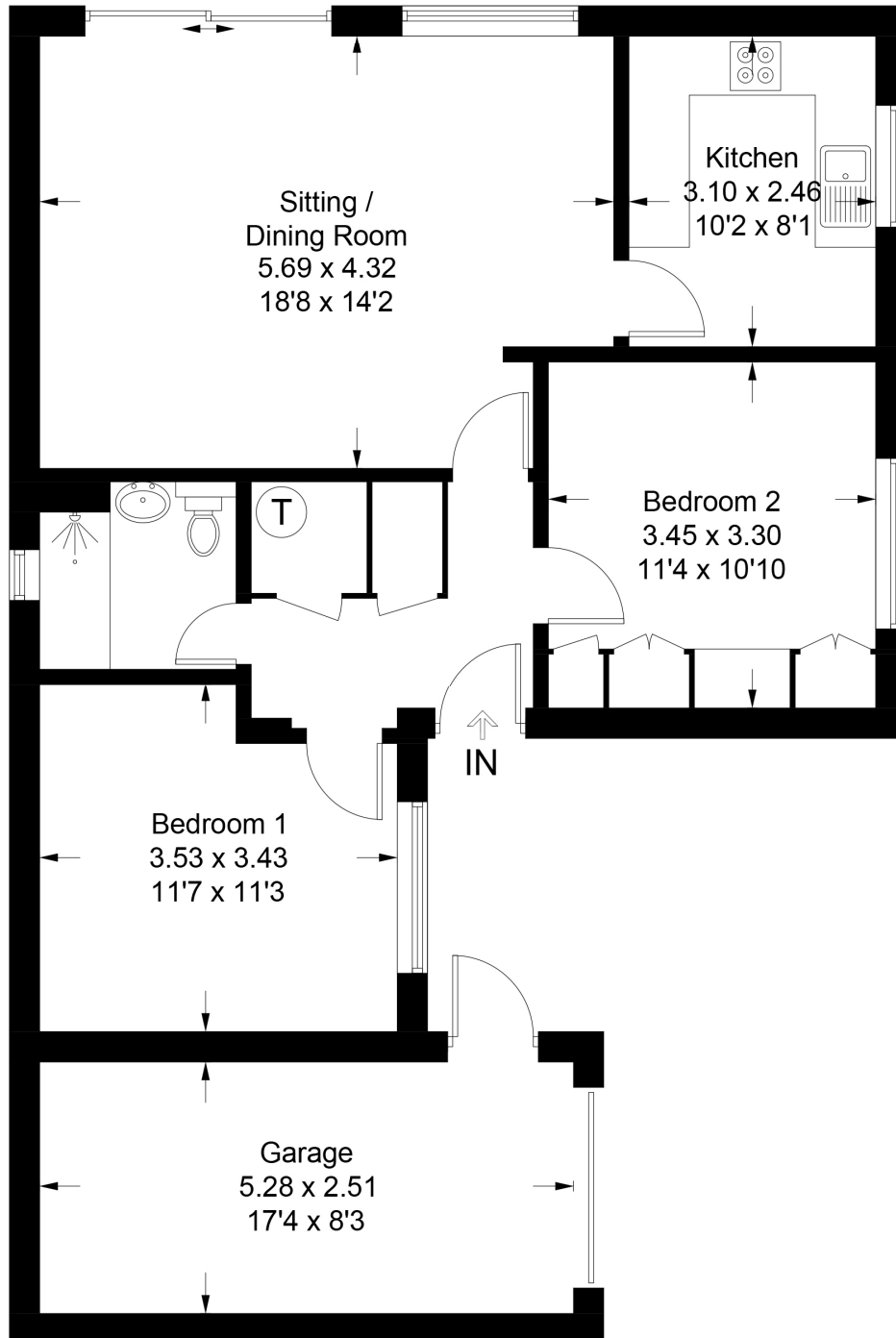
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Approximate Gross Internal Area = 67.5 sq m / 726 sq ft  
Garage = 13.4 sq m / 144 sq ft  
Total = 80.9 sq m / 870 sq ft



## Ground 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 2025.

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