



Herne Road, Petersfield, Hampshire, GU31

Guide Price: £625,000 Freehold

Wonderfully convenient to town centre amenities, a modern house with three double bedrooms, a west facing garden, parking and garage.

Master bedroom with en suite bathroom, two further bedrooms, family bathroom, hall, sitting room, dining room, kitchen/breakfast room, conservatory, downstairs cloakroom with WC, garden, garage and parking.

EPC Rating: "C" (73).

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DESCRIPTION

The property is a modern townhouse constructed in 2004 and offers flexible accommodation. Built with brick elevations under a tiled roof, the accommodation is arranged over two floors. The floorplan denotes the layout but of particular note is the kitchen with matching floor and wall mounted units many integrated appliances include an oven, gas hob, fridge, freezer, dishwasher and there is space and plumbing for a washer/dryer. It opens out to the dining room which in turn leads to both the conservatory and sitting room. The pretty sitting room is to the front of the house and has extensive fitted book shelves and a gas, flame effect fire. Also on the ground floor is a cloakroom with WC. From the hall, stairs rise to the first floor landing, off which doors lead to three bedrooms and a family bathroom. The master bedroom has its own en suite shower room and all of the bedrooms are large enough to accommodate double beds and all have built in wardrobes. Outside there are delightful landscaped gardens to the front and rear with the rear facing west therefore benefitting from the afternoon and evening sun. Approached through the archway is a single garage (adjoining a neighbours garage) in front of which is at least one off road parking space. Properties in this location are always in high demand and an early viewing is strongly advised.



LOCATION

The property is situated at the town end of the popular Herne Farm estate, approximately 0.2 mile 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).

Herne Farm Limited service charges: £120 per annum (2020).

Services: Mains water, electricity, gas and drainage.

Ref: AB/210068/1

LOCAL AUTHORITY

East Hampshire District Council, Petersfield

SERVICE CHARGE

Herne Farm Limited: £120 per annum (2020).

DIRECTIONS


From our office in 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 the property will be found on the left opposite Marden Way.

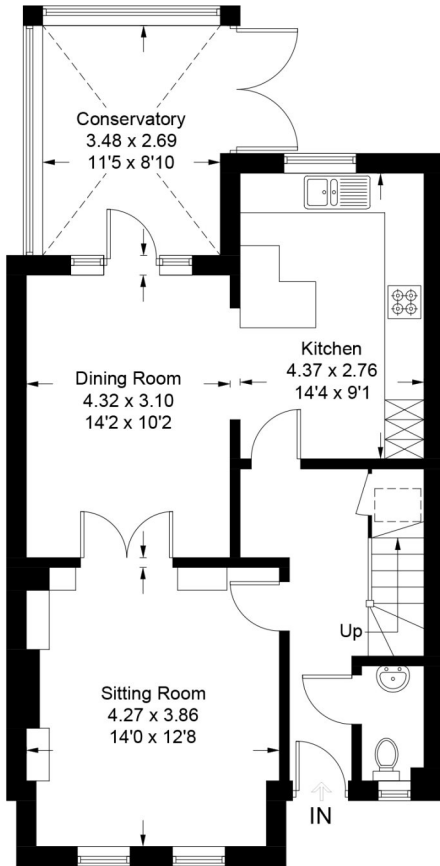


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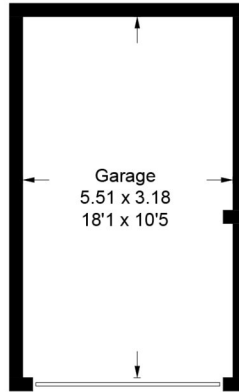
Approximate Gross Internal Area = 134.6 sq m / 1449 sq ft
Garage = 17.6 sq m / 189 sq ft
Total = 152.2 sq m / 1638 sq ft



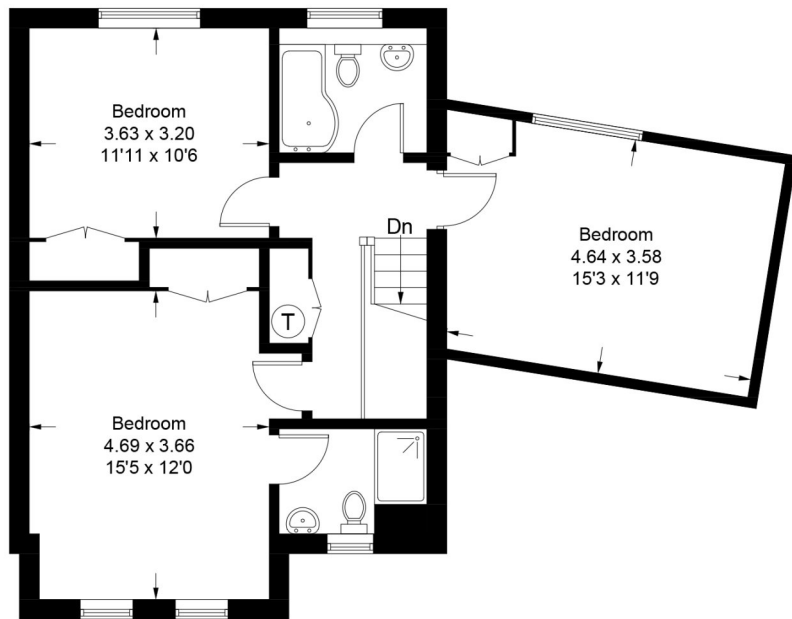
 = Reduced headroom below 1.5m / 5'0



Ground Floor



(Not Shown In Actual Location / Orientation)



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 2021.

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