



Dairy Lane, Petersfield, Hampshire, GU31

Guide Price: £495,000 Freehold

A modern house on a popular development to the south of the town centre with a garden and off-street parking.

Three bedrooms, family bathroom, en suite shower room, hall, sitting room, dining room, kitchen, parking and gardens.

EPC Rating: "B" (84).

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DESCRIPTION

The property is an immaculately presented three bedroom semi-detached house built with brick elevations under a tiled roof, accommodation over two floors and completed by Bovis Homes in 2019. The layout can be seen in the floorplan but of particular note is the large double aspect sitting room with a bay window to the front and an archway leads to a dining room where there is a set of double doors outside. The kitchen is fitted with matching floor and wall mounted units and there is a downstairs cloakroom with WC. From the hall, stairs rise to the first floor landing, off which are three bedrooms and a family bathroom. The main bedroom has its own en suite shower room. To the right of the house is a parking area for two cars and accessed through a pedestrian gate or from the dining room is the rear garden. The garden is mainly laid to lawn and towards the far end is a decked terrace; a perfect spot for outside entertaining. There is a timber constructed studio which makes an ideal home office.



LOCATION

The property is located on a popular development situated towards the southern side of the town centre. 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, The Festival Theatre in Chichester, polo at Cowdray Park and sailing along the South Coast. There are many popular schools in the area including Churcher's College, Bedales, Ditcham Park and The Petersfield School.

Services: Mains gas, electricity, water and drainage.

Ref: AB/230030/2

LOCAL AUTHORITY

East Hampshire District Council, Petersfield.

SERVICE CHARGE

£106 per annum (April 2023-March 2024).

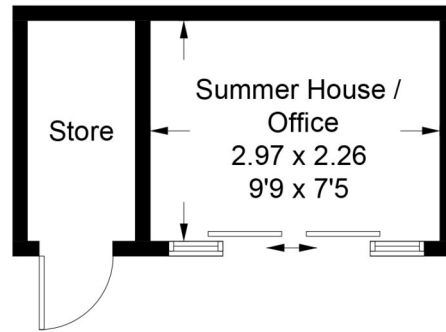
DIRECTIONS

From our office, head to the bottom of the High Street and at the War Memorial, turn right onto Dragon Street. At the first roundabout continue straight over into The Causeway passing The Petersfield School on your right. Take the next left into Weald Way and then turn right at the T junction into Farm Drive. Pass a green on your left and at the end of the road, turn left. Take the second turning on the left into Dairy Lane and the property can be found after a short distance on your right.




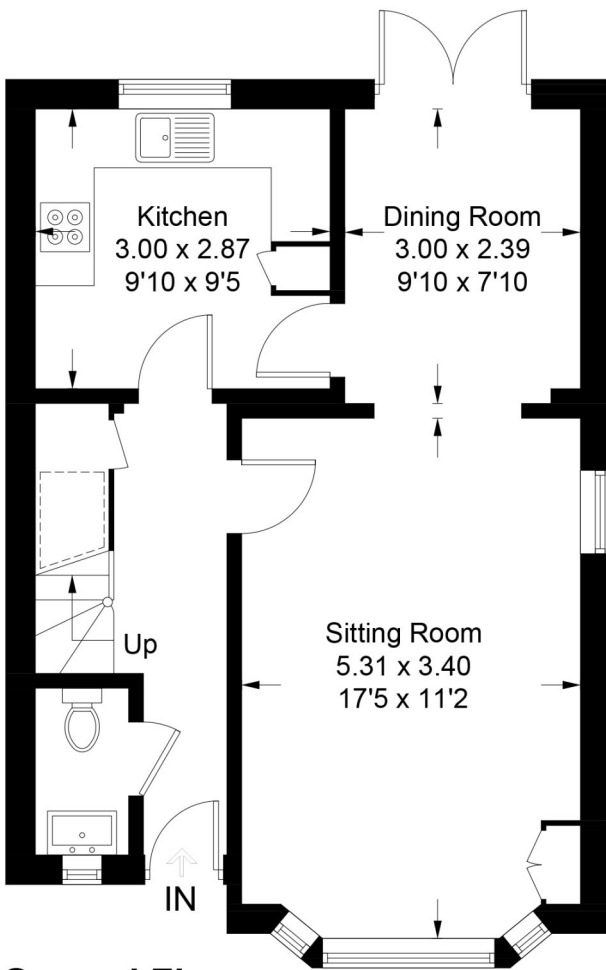
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Approximate Gross Internal Area = 88.9 sq m / 957 sq ft
Outbuilding = 9.4 sq m / 101 sq ft
Total = 98.3 sq m / 1058 sq ft

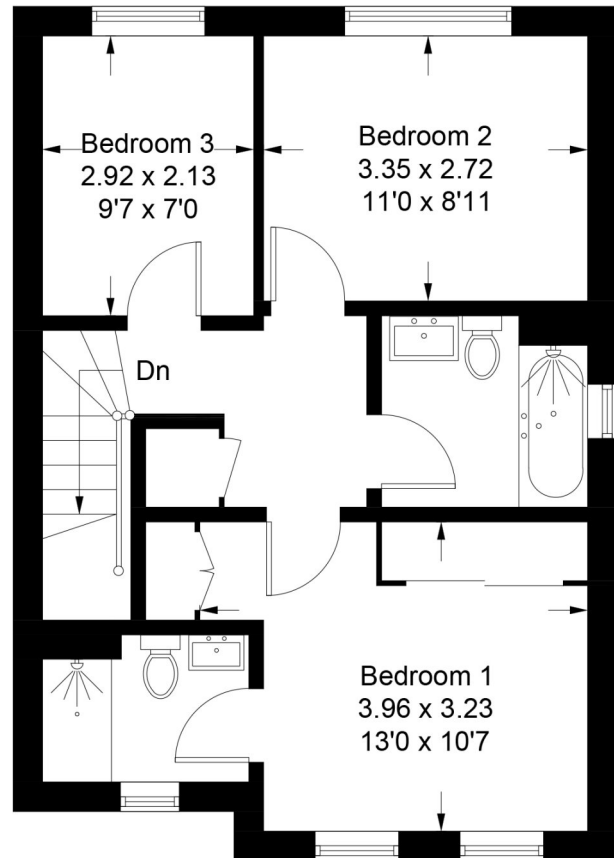


(Not Shown In Actual Location / Orientation)

 = Reduced headroom below 1.5m / 5'0



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 2023.

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