



## Herne Road, Petersfield, Hampshire, GU31

Guide Price: £550,000 Freehold

A modern home on the popular Herne Farm Development with a garage, parking and garden and yet just 350 metres from both Petersfield High Street and The Heath.

Main bedroom with en suite bathroom, bedroom two, family shower room, hall, sitting room, kitchen, dining area, downstairs cloakroom with WC, garage, parking and garden.

EPC Rating: "C" (71).

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## DESCRIPTION

The property is a modern attached home with brick elevations under a tiled roof and accommodation over two floors. The floorplan denotes the layout which offers well-proportioned, open accommodation on the ground floor. From the hall, stairs rise to the first floor landing, off which is the main bedroom, with its own en suite bathroom, a second bedroom and family shower room. Both bedrooms have built in wardrobes. To the front of the house is an area of lawn, to the left of which is a drive leading to a single attached garage. The main garden is to the rear which is predominantly laid to lawn with a variety of mature borders and shrubs enclosed by fencing. There is a small summerhouse, in need of some updating.



## 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).

Services: Mains water, electricity, gas and drainage.

Ref: AB/230094/2

## LOCAL AUTHORITY

East Hampshire District Council, Petersfield

## HERNE FARM SERVICE CHARGE

£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. Pass the turning on your right to Marden Way and the property is situated after a short distance on your right.

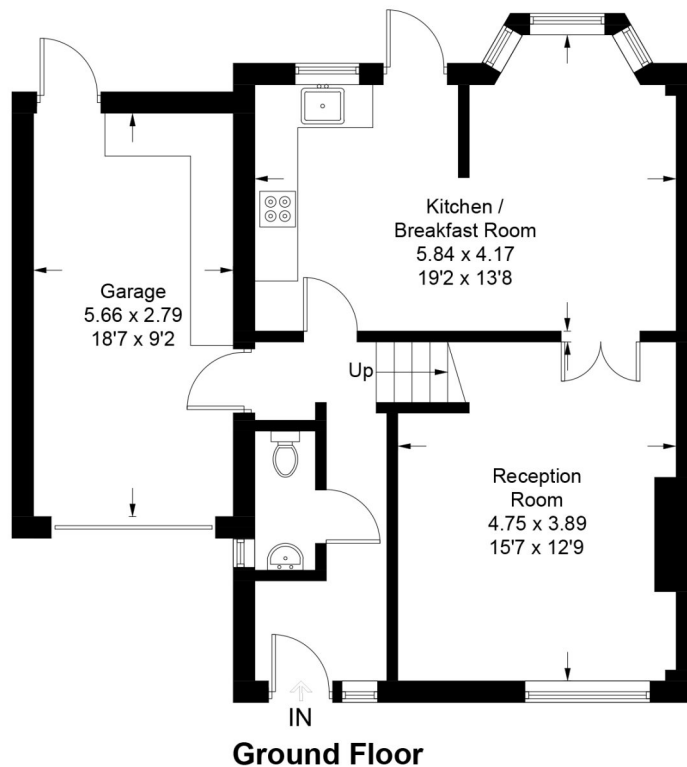
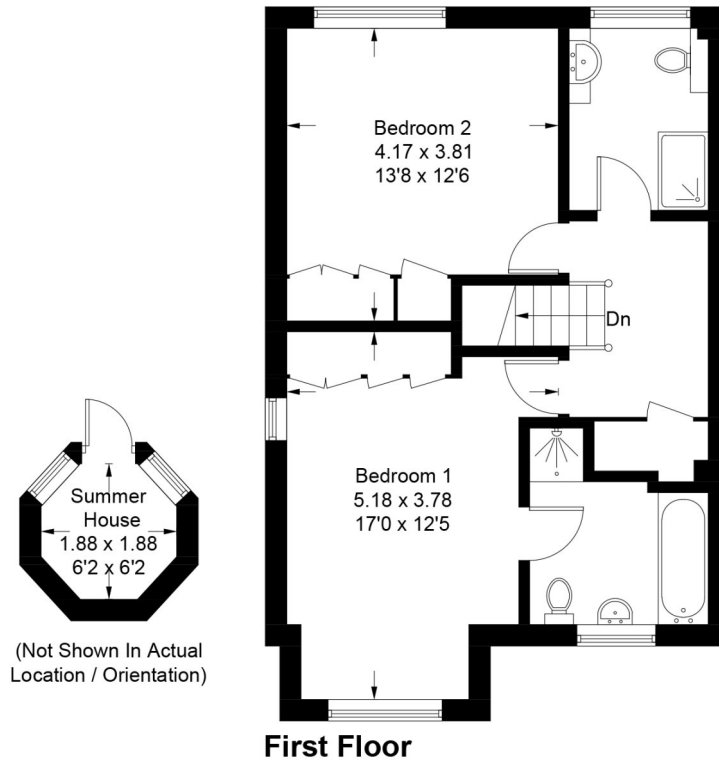


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Approximate Gross Internal Area = 120.1 sq m / 1293 sq ft

Summer House = 3.1 sq m / 33 sq ft

Total = 123.2 sq m / 1326 sq ft



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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