



Upper Heyshott, Petersfield, Hampshire, GU31

Guide Price: £475,000 Freehold

A well presented three bedroom semi detached house, conveniently located with garden, garage and off street parking.

Three bedrooms, sitting room, kitchen/breakfast room, bathroom, cloakroom, entrance hall, front and rear gardens, garage, off street parking.

EPC Rating: TBC

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DESCRIPTION

A modern three bedroom semi-detached house situated towards the end of a cul-de-sac on the popular Herne Farm development. The property offers light and airy accommodation over two floors as depicted on the floor plan. The property has been very well maintained by the current owner over the years and is ready to move into, although some aspects could require updating. There is a secluded walled garden to the rear that is perfect for summer entertaining.



LOCATION

The property is located towards the western end of the popular Herne Farm Development, close to the 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 excellent schools in the area including The Petersfield School, Churcher's College, Bedales and Ditcham Park.

Services: Mains electricity, gas, water and drainage.

Ref: MD/1150103/1

LOCAL AUTHORITY

East Hampshire District Council, Petersfield

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. Proceed towards the end of the road where the property can be found on the right hand side.

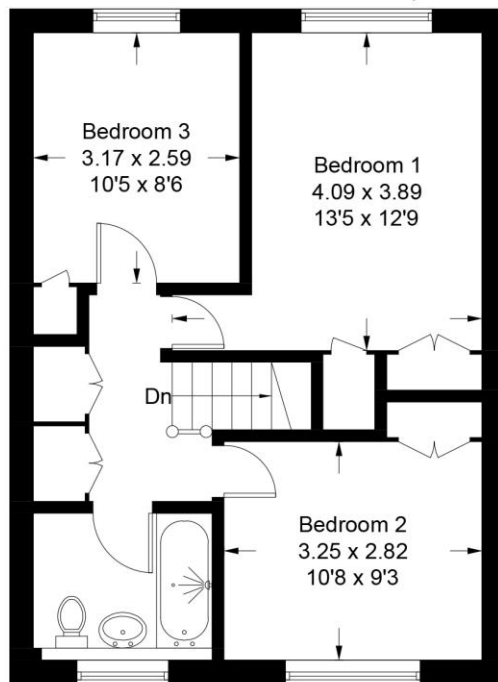


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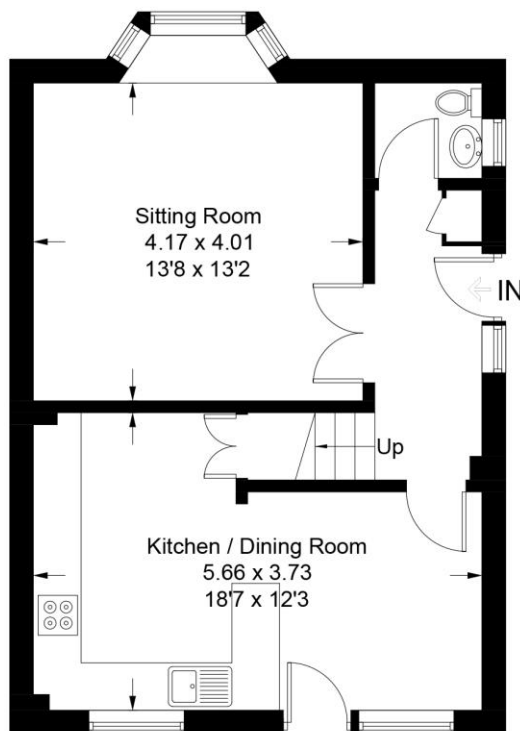
Approximate Gross Internal Area = 89.5 sq m / 963 sq ft

Garage = 14.4 sq m / 155 sq ft

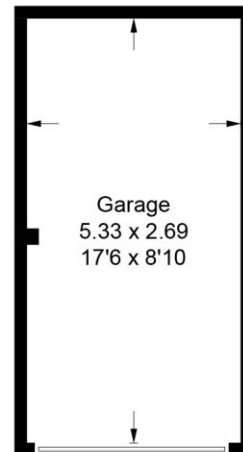
Total = 103.9 sq m / 1118 sq ft



First Floor



Ground Floor



(Not Shown In Actual
Location / Orientation)

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 2022.

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