



Upper Heyshott, Petersfield, Hampshire, GU31

Guide Price: £600,000 Freehold

A beautifully presented family home on the popular Herne Farm Development with a garden, garage and parking.

Main bedroom with en suite shower room, two further bedrooms, bedroom 4/study, family bathroom, hall, sitting room, kitchen/dining room, utility room, downstairs cloakroom with WC, garden, garage and parking.

EPC Rating: "C" (72).

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DESCRIPTION

The property is semi-detached family home with brick elevations under a tiled roof and accommodation arranged over two floors. Believed to date from the early 1980's, the property has been substantially altered and extended by the current owners and now creates a wonderful family home of the 21st Century. The layout can be seen in the floorplan but of particular note is the lovely kitchen/dining room with matching floor and wall mounted units, a breakfast bar, island and double doors lead outside. The sitting room is to the front and has a flame effect gas fire; an ideal focal point during the winter months. From the hall, stairs rise to the first floor landing, off which are three bedrooms, a study (or a fourth bedroom) and a family bathroom. The main bedroom has its own contemporary ensuite shower room. Outside, the house is approached by a path leading to the front door. The main garden lies to the rear and is enclosed by fencing. Mainly laid to lawn with a variety of mature borders, the garden is level and relatively easy to maintain. Beyond the back of the garden is a single garage in front of which is a parking space.



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 popular schools in the area including The Petersfield School, Churcher's College, Bedales and Ditcham Park.

Services: Mains electricity, gas, water and drainage.

Ref: 230066/1

LOCAL AUTHORITY

East Hampshire District Council, Petersfield

SERVICE CHARGE

£125 per annum (Herne Farm Management Charge).

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, the property can be found on the left.

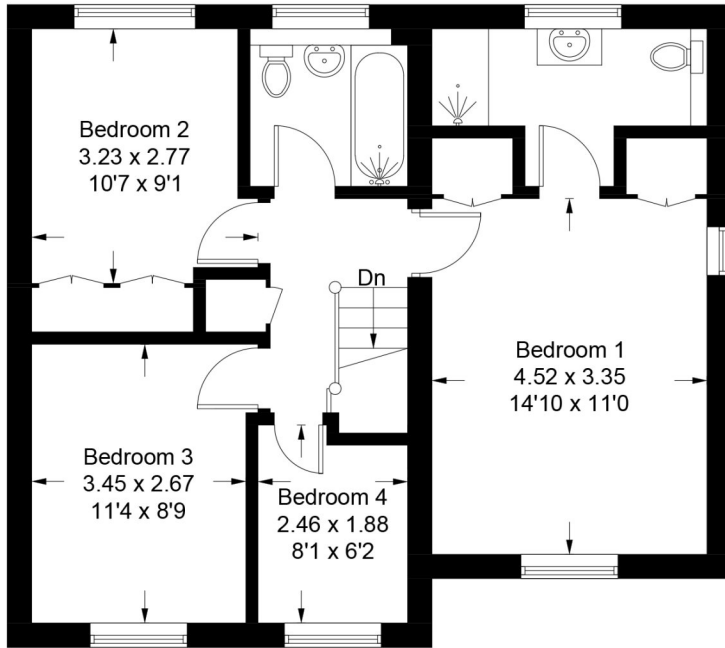


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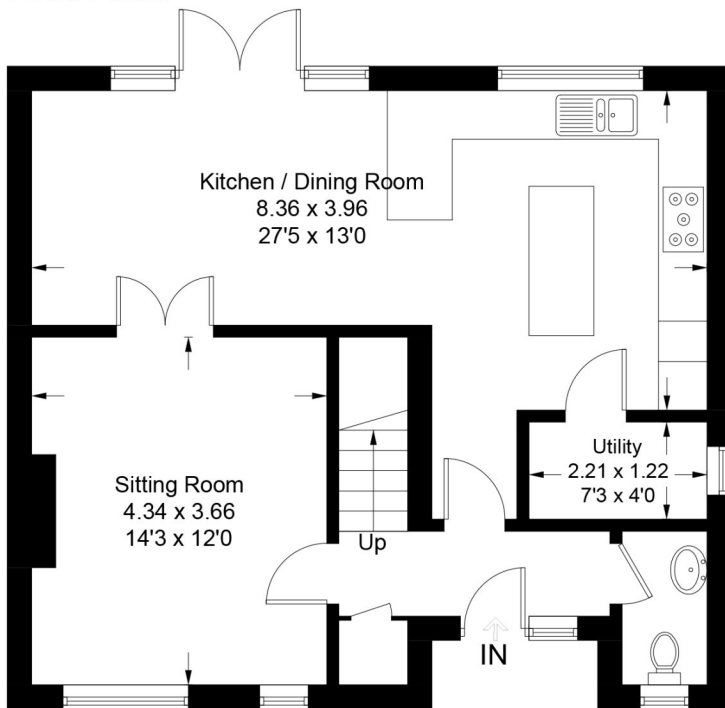
Approximate Gross Internal Area = 117.7 sq m / 1267 sq ft

Garage = 13.9 sq m / 150 sq ft

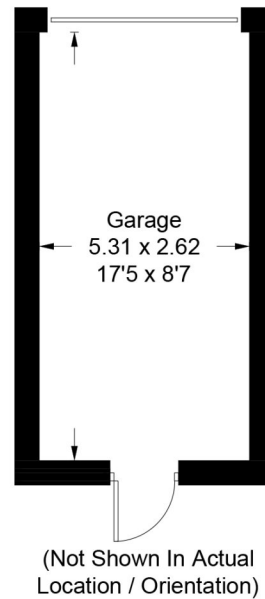
Total = 131.6 sq m / 1417 sq ft



First Floor



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 Emzoo Marketing 2023.

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