



Larcombe Road, Petersfield, Hampshire, GU32

Guide Price: £475,000 Freehold

A modern, immaculately presented family home with a garden, garage and parking.

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

EPC Rating: "B" (83).

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DESCRIPTION

A modern detached family house with brick elevations under a tiled roof and accommodation over two floors. The floorplan denotes the layout which is practical and well proportioned. Of particular note is the double aspect kitchen/breakfast room and separate sitting room with double doors leading out to the rear garden. Also on the ground is a utility room and cloakroom with WC. From the hall, stairs rise to the first floor landing, off which are three bedrooms and a family bathroom. The master bedroom has its own en suite shower room. Outside, the garden is to the rear and with it facing north-west, is an ideal spot to unwind during the long summer afternoons. At the bottom of the garden is a single garage with parking space in front of. The owners have lived in the property since it was built towards the end of 2017. Since then, they have landscaped the garden, installed electrics in the garage (including putting in an electric up and over door) and installed built in wardrobes in the master bedroom. An internal viewing is strongly recommended.



LOCATION

The property is located on a popular development situated towards the southern fringes of Petersfield. 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/1210157/1

LOCAL AUTHORITY

East Hampshire District Council, Petersfield.

SERVICE CHARGE

£280.11 per annum (2021).

DIRECTIONS

From our office proceed up the High Street and on reaching The Square, turn left and follow the square around to the right, passing the church on your left. Turn left down Sheep Street and at the end of the road, turn right into The Spain. Continue along the road which becomes Borough Road and after approximately 0.4 of a mile, turn right continuing along Borough Road. Take the third turning on the right into Larcombe Road and as you enter the modern development, follow the road around to the left. Continue straight on and follow the road around a sharp right hand bend. The property is on your right, on the corner of another right hand bend.

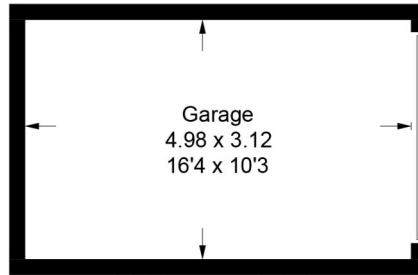


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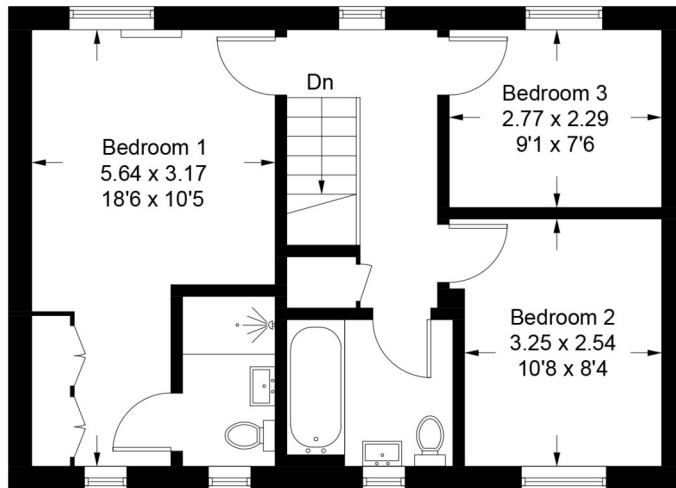
Approximate Gross Internal Area = 92.6 sq m / 997 sq ft

Garage = 15.5 sq m / 167 sq ft

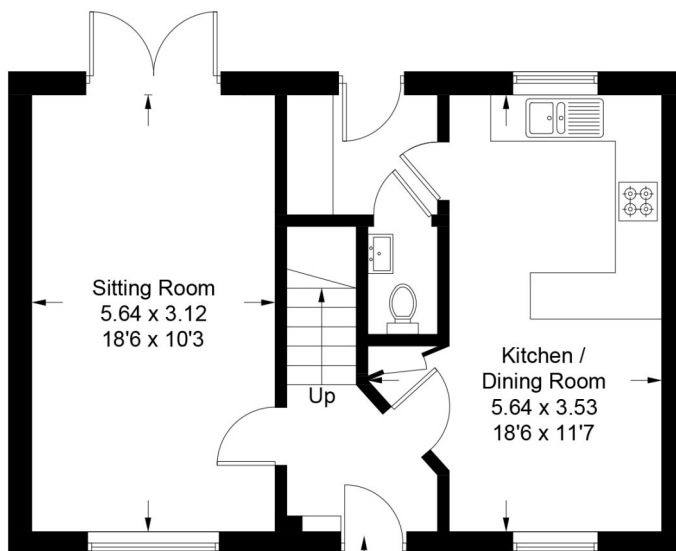
Total = 108.1 sq m / 1164 sq ft



(Not Shown In Actual
Location / Orientation)



First Floor



Ground Floor

IN

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 2021.

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