



## The Causeway, Petersfield, Hampshire, GU31

Guide Price: £500,000 Freehold

An extended and deceptively spacious, beautifully presented house with off-street parking and a west-facing garden.

Three bedrooms, family bathroom, downstairs cloakroom/ shower room, utility room, sitting room, open-plan dining/ kitchen/ breakfast room, parking and gardens.

EPC Rating: "D" (60).

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## DESCRIPTION

The property is a mid-terrace, characterful house with painted elevations under a tiled roof and accommodation over three floors. Of particular note is the extended kitchen/dining room with exposed oak beams and bi-fold doors leading to the long rear garden. The whole dining, kitchen and sitting room are open plan with the addition of wooden doors to the sitting room, allowing it to be closed off as a snug. The downstairs accommodation has real oak flooring throughout, the kitchen has oak worktops and there is a downstairs shower room with basin and WC. From the hall, stairs rise to the first floor landing, off which are two large bedrooms with fitted wardrobes. The family bathroom is also on the first floor as well as a self-contained utility area where the washing machine and tumble dryer are situated. Another flight of stairs leads to the converted attic space with a large bedroom, built-in storage and its own basin. Outside to the front there is off road parking for two cars. The garden lies to the rear and can be accessed through the house or through a neighbouring garden. A wooden decked terrace leads down to a paved area, ideal for outside entertaining and is illuminated by brick lights set in the surrounding walls. Further steps lead to an area of lawn where there are three mature fruit trees and a vegetable garden. At the rear of the garden is a timber shed with electricity, lighting and there are distant views of The Hangers.



Services: Mains gas, electricity, water and drainage.



## LOCATION

The property is situated on The Causeway, a road leading south from the town centre of Petersfield. Petersfield offers a variety of amenities in a bustling town centre. Shops include Tesco, Waitrose, M&S Food and there are numerous boutiques, cafes and further shops. The train station provides a direct service to London Waterloo to the north (in a little over 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 Bedales, Churcher's College, Ditcham Park and the outstanding local academy, The Petersfield School. There are also a number of popular primary schools including Herne Junior School and Buriton Village School.

## LOCAL AUTHORITY

East Hampshire District Council, Petersfield

## DIRECTIONS

From our office at 26 High Street, go to the end of the High Street and turn right into Dragon Street which eventually becomes The Causeway. After crossing over the second mini roundabout, proceed for a further 300 metres or so and then turn right onto an unmade service road, running parallel with The Causeway. The property is situated after a short distance on your right-hand side.

Ref: AB/230198/1

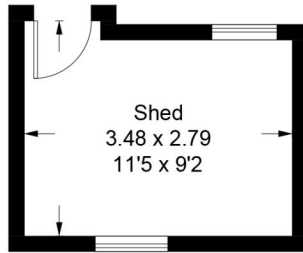


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Approximate Gross Internal Area = 111.7 sq m / 1202 sq ft

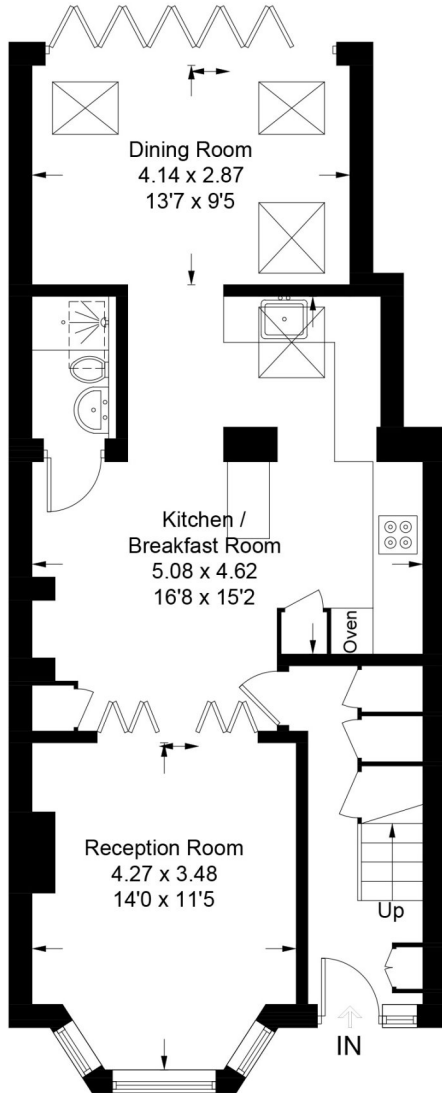
Shed = 9.2 sq m / 99 sq ft

Total = 120.9 sq m / 1301 sq ft

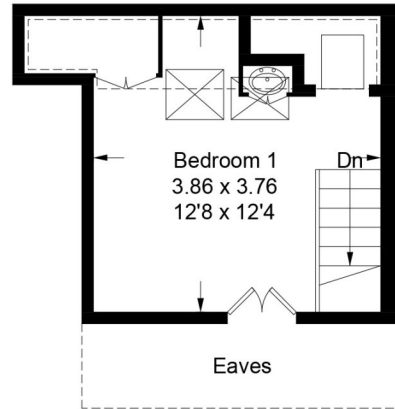


(Not Shown In Actual Location / Orientation)

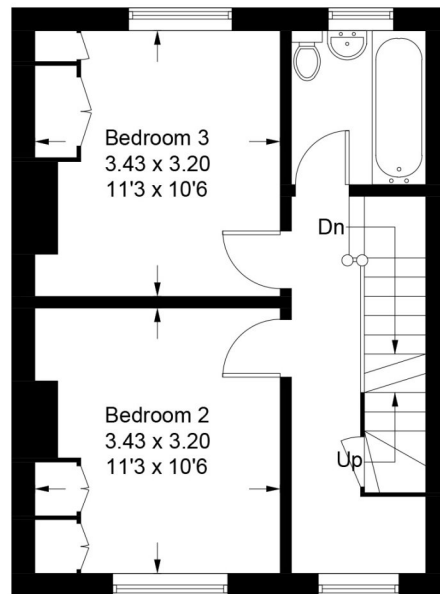
= Reduced headroom below 1.5m / 5'0



**Ground Floor**



**Second Floor**



**First Floor**

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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 2024.

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