



Collingwood Way, Petersfield, Hampshire, GU31

Guide Price: £375,000 Freehold

A modern home on a popular development close to Churcher's College with a garden and parking space.

Main bedroom with en suite shower room, guest bedroom, bathroom, sitting/dining room, kitchen, downstairs cloakroom with WC, garden and parking space.

EPC Rating: "C" (75).

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DESCRIPTION

The property is a modern home believed to date from 2004-2005 with painted elevations under a tiled roof and accommodation over two floors. The layout can be seen in the floorplan but of particular note is the large main reception area with doors leading to a conservatory. The kitchen has a pleasant outlook to the front and has matching floor and wall mounted units and there is a separate cloakroom with WC. From the hall, stairs rise to the first floor landing, off which are two bedrooms, both with built-in wardrobes and a bathroom. The main bedroom has its own en suite shower room. The garden is to the rear, is mainly laid to lawn and is enclosed by panelled fencing. A gate leads through to a parking area and the nearest parking space is being sold with the property. The property is being sold with no onward chain.



LOCATION

The property is situated in a popular development at the top of Rams Hill, to the north east of the town centre. 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 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 Churcher's College, Bedales, Ditcham Park, The Petersfield School (TPS) and Bohunt.

Services: Mains water, electricity, gas and drainage.

Ref: AB/230037/1

LOCAL AUTHORITY

East Hampshire District Council, Petersfield

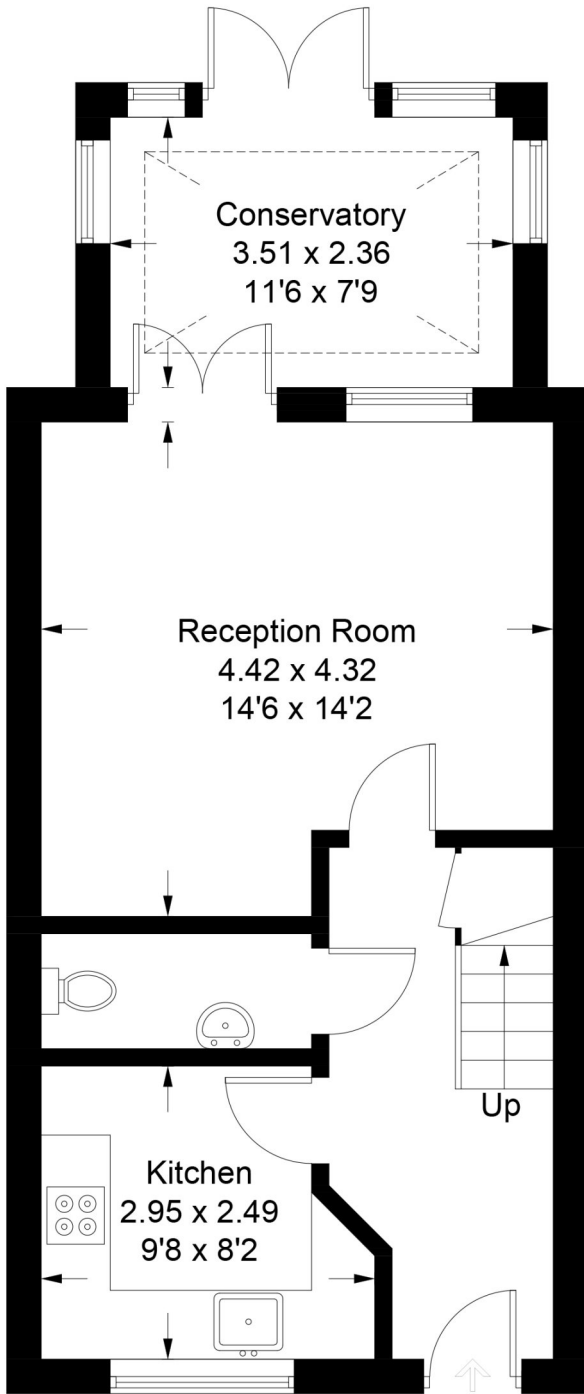
DIRECTIONS

Turn left out of our office at 26 High Street and proceed to the end of the road, turning left into College Street and join the one-way system. At the end of the road, turn right then bear left proceeding up Rams Hill. Pass the entrance to Churcher's College on the right and then turn left into Barentin Way. At the 'T' junction, turn right continuing along Barentin Way which eventually becomes Collingwood Way. As the road opens up into a square, the house is straight ahead of you.

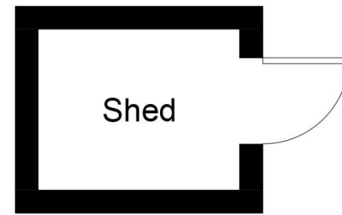


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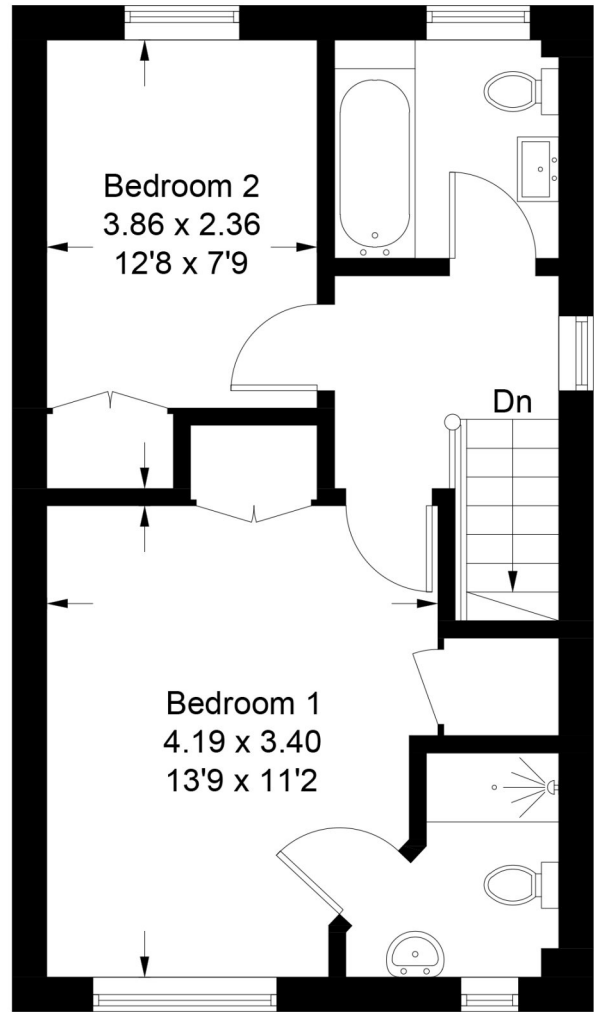
Approximate Gross Internal Area = 82.2 sq m / 885 sq ft
Shed = 2.4 sq m / 26 sq ft
Total = 84.6 sq m / 911 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)



First 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 Emzo Marketing 2023.

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