



Fern Close, Petersfield

**£450,000**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS

## Fern Close, Petersfield

Hidden away in a residential close on the Eastern side of Petersfield, this brand-new detached chalet style house has been finished to an exceptionally high standard and offers a contemporary lifestyle. Bordering neighbouring gardens on three sides, this light and airy home is tucked away from any passing traffic and street noise. Nearby is a Londis convenience store for those daily essentials, while the town centre is a fairly level walk and a short drive/bus journey away. For gardeners or lovers of an alfresco lifestyle, the property enjoys a 75ft rear garden that has been predominately lawned and has an area of patio adjacent to the house. Another major feature of this house is the master bedroom suite occupying the whole of the upper floor with a double bedroom, walk through dressing room which leads to a high quality en-suite bathroom. At the heart of the ground floor accommodation is a triple aspect, open-plan living room/kitchen with French doors out to the garden. The modern fitted kitchen comes with a selection of integrated appliances and quartz work surfaces and white fronted units. Two well-proportioned ground floor bedrooms are serviced by a fashionable contemporary family bathroom. To the front a shared gravel driveway leads to twin private parking bays. Further noteworthy features include: contemporary flat fronted white doors with brushed steel furniture, thematically controlled radiators, inset spot lighting, integrated smoke detectors, baths with waterfall mixer taps and showers over. The kitchen has soft close cupboards and drawers and a pull-out larder, plus Lamona appliances including four ring ceramic touch hob, double oven, fridge/freezer, washing machine and dishwasher. Internal inspections are highly recommended to truly appreciate the light and airy accommodation and the quality of the finish this detached chalet home affords.



## Location

Petersfield is a market town and civil parish in the East Hampshire district of Hampshire. It is 17 miles north of Portsmouth on the A3 road. The town has its own railway station on the Portsmouth direct line, the mainline rail link- connecting Portsmouth and London (Waterloo). The town is situated on the northern slopes of the South Downs. Petersfield lies wholly within an area of outstanding natural beauty and within the boundary of the South Downs National Park. The town is on the crossroads of the well-used north-south (A3) and east-west (A272) routes and it originally grew as a coach stop on the Portsmouth to London route. Petersfield is twinned with Barentin in France and Warendorf in Germany. Petersfield is a popular location for families, due to the choices of schools available, including; Churchers College, The Petersfield School (TPS) Herne Junior school and a number of infant schools and playgroups nearby. The town centre offers a good selection of shops and facilities, including Waitrose, Tescos and Lidl supermarkets and a mixture of High street brands and local independent businesses. Being within the South Downs National Park there are a plethora of country walks and cycle paths and the jewel in the Town's crown is the Heath & Lake.

## Local authority

East Hampshire District Council  
Penns Place, Petersfield  
Hampshire, GU31 4EX  
01730 266551

## Tenure

Freehold

## Additional Information

All main services

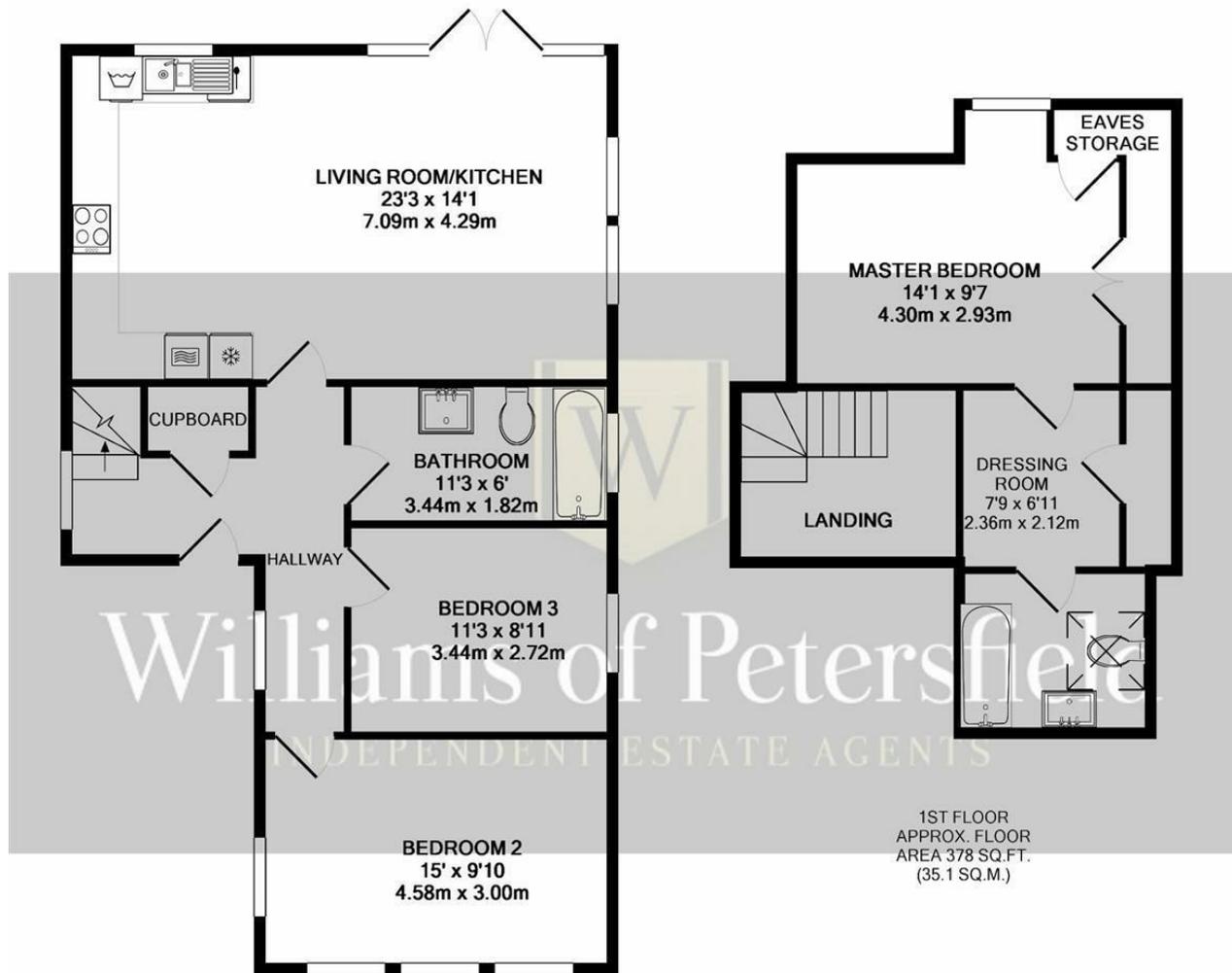
## Post Code

GU31 4QP

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B		84	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





GROUND FLOOR  
APPROX. FLOOR  
AREA 761 SQ.FT.  
(70.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1139 SQ.FT. (105.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Williams of Petersfield

6 - 8 College Street, Petersfield, Hampshire, GU31 4AD

01730 233333 sales@williamsopetersfield.co.uk www.williamsopetersfield.co.uk

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