



Ramshill, Petersfield

Price Guide £399,950



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Ramshill, Petersfield

An attractive and deceptively spacious detached family home which is situated in a convenient location with a short walk in to Petersfield town centre and mainline station. This well-loved home benefits from a sizeable kitchen / dining room with enough space for a good size dining table. The kitchen has been comprehensively fitted with shaker style units and wood block work surfaces and includes a dishwasher and double electric oven and grill. Facing the garden which has a southerly aspect there is also a spacious sitting room with a character log burner and oak flooring together with French doors out onto the garden, allowing an abundance of natural light to flood into the room. The first floor is accessed via a returning staircase up to a landing with access to three bedrooms, all of which are well proportioned. There is also a modern bathroom with over show bath and a separate WC. Externally, there is the garden to the southern side of the property which is mainly laid to lawn with an open brick-built storage area/log store. To the alternative side of the property, there is a second area of garden with steps leading up to the parking area which affords off street parking for two cars which is gated for additional safety and security and there is also a good size timber garden shed with power.



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 4AP

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		50	66
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		49	64
EU Directive 2002/91/EC			





LIVING ROOM
20' x 11'11
6.10m x 3.63m

KITCHEN/DINING ROOM
18'6 x 12'10 max
5.63m x 3.91m max

MASTER BEDROOM
12' x 10'6
3.66m x 3.20m

BEDROOM 3
11'5 x 6'7
3.48m x 2.01m

BEDROOM 2
12' x 7'11
3.66m x 2.42m

GROUND FLOOR
APPROX. FLOOR
AREA 522 SQ.FT.
(48.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 454 SQ.FT.
(42.2 SQ.M.)

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TOTAL APPROX. FLOOR AREA 976 SQ.FT. (90.7 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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6 - 8 College Street, Petersfield, Hampshire, GU31 4AD

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

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