The Causeway, Petersfield

Offers Over £475,000

Williams of Petersfield

INDEPENDENT ESTATE AGENTS

The Causeway, Petersfield

A delightful semi-detached home offering a contemporary lifestyle and presented to a high standard. Situated on the outskirts of Petersfield with attractive views across fields to the front, this family size home is still within walking distance of schools and the Town Centre. The entrance hall leads to both a cosy living room at the front and a light and airy dining room to the rear, which boasts French doors to the garden and is open-plan through to a feature modern fitted kitchen, which in turn leads into a utility room. The previous internal garage has been converted into additional living space and would make a great playroom, office or as currently an occasional extra bedroom. On the first floor there are three bedrooms and a modern bathroom with a white suite. Externally, the enclosed rear garden is mainly lawned with a paved patio, ideal for alfresco dining, while the front garden is complemented by a driveway for parking.

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

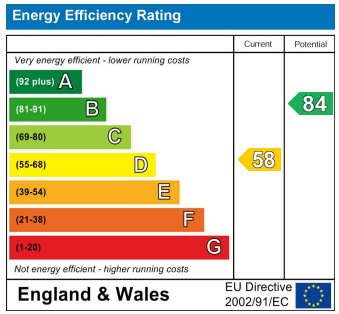
Freehold

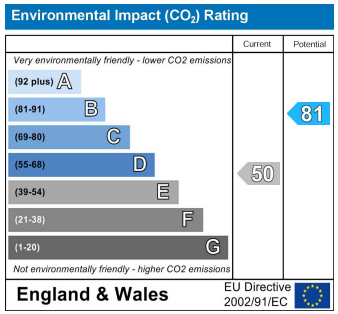
Additional Information

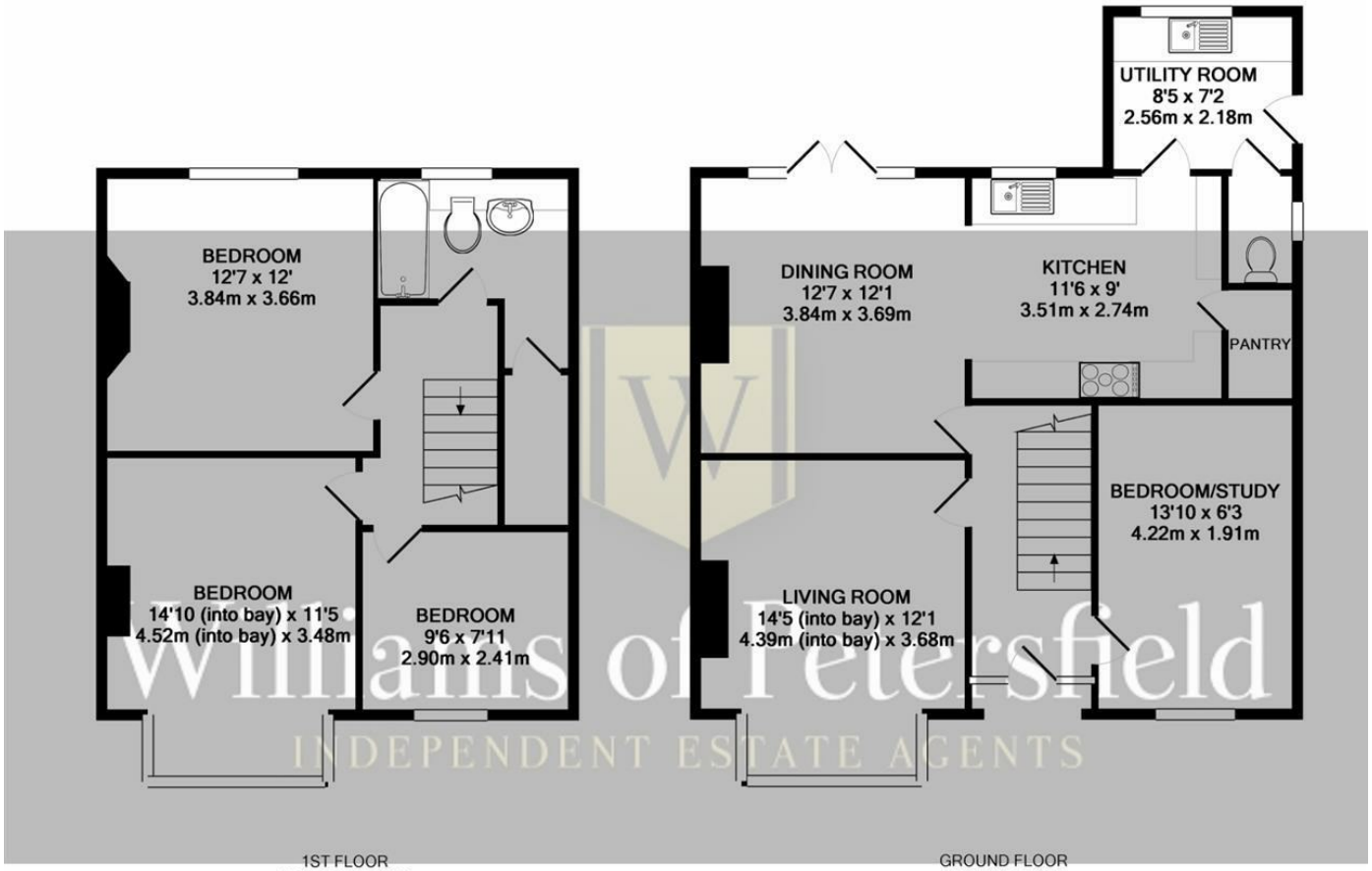
All main services

Post code

GU31 4LR







1ST FLOOR
APPROX. FLOOR
AREA 517 SQ.FT.
(48.0 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 712 SQ.FT.
(66.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1229 SQ.FT. (114.2 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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