



Barentin Way, Petersfield

Asking Price £475,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Barentin Way, Petersfield

Sit in a popular residential location of Petersfield, off Ramshill near Churchers College, this four-bedroom detached home offers deceptively spacious accommodation. The dual aspect living room has French doors leading out to a small conservatory, which in turn leads to the rear garden, which is also accessed from the re-fitted kitchen/dining room that benefits from integrated appliances and a gas range cooker. The master bedroom boasts a quality, newly fitted en-suite shower room and a walk-in wardrobe, while the three further bedrooms are serviced by a family bathroom. Additionally, there is a ground floor cloakroom and the home enjoys gas central heating and double glazing. Outside, the enclosed rear garden has been designed for minimum upkeep and offers a pleasant area to relax in. The current owners have also erected a useful outbuilding ideal for storage, a home office or play room. An attached car port affords off road 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

Additional Information

All main services

Tenure

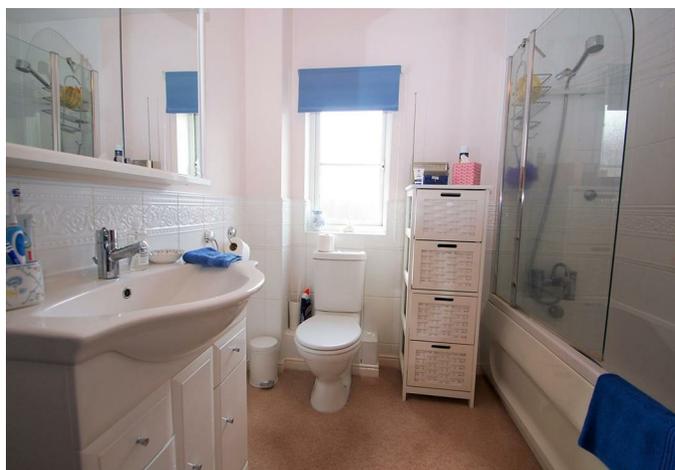
Freehold

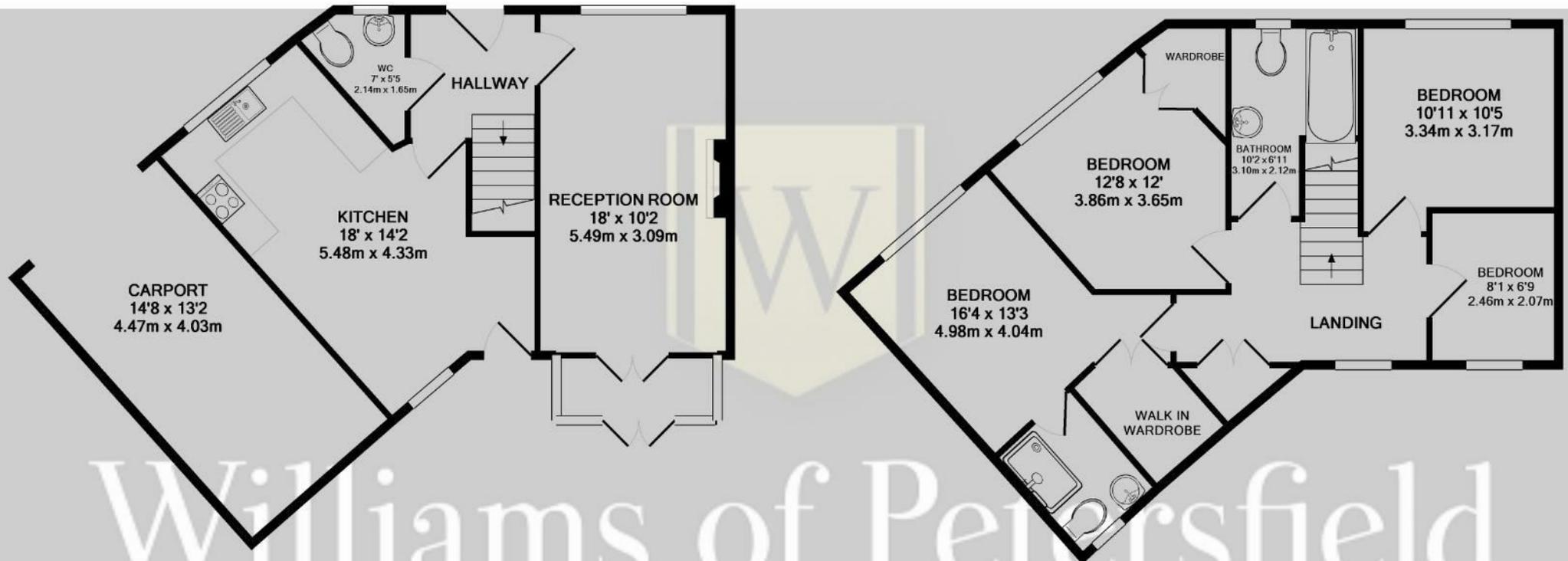
Post code

GU31 4QN

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		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		EU Directive 2002/91/EC	





GROUND FLOOR
 APPROX. FLOOR AREA 683 SQ.FT. (63.5 SQ.M.)

1ST FLOOR
 APPROX. FLOOR AREA 649 SQ.FT. (60.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1332 SQ.FT. (123.8 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
 Made with Metropix ©2019

Williams of Petersfield
 6 - 8 College Street, Petersfield, Hampshire, GU31 4AD
 01730 233333 sales@williamsopetersfield.co.uk www.williamsopetersfield.co.uk

The Property Misdescriptions Act 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based upon information supplied by the seller. The agent has not had site of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.