



The Causeway, Petersfield

Offers Over £500,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

The Causeway, Petersfield

This four bedroom 1930's semi detached home has been comprehensively updated by the current owner.

The kitchen has been opened up and upgraded and is now a light and bright kitchen diner with double glazed patio doors leading to the rear garden. The front aspect sitting room has a lovely bay window and fireplace with log burner.

On the first floor there are four good size bedrooms and a stunning bathroom with cast iron Victorian roll top bath as well as a separate shower cubicle.

Outside, the rear garden has a large patio area leading to a stepped lawn with borders of established shrubs and trees, at the bottom of the garden there is a substantial summer house which has the potential to be converted to living accommodation.

The front of the property has a lawned area and driveway leading to the garage which has power and light. Located a short walk from the Town Centre as well as The Petersfield School, this is a must view property.

EPC -D



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

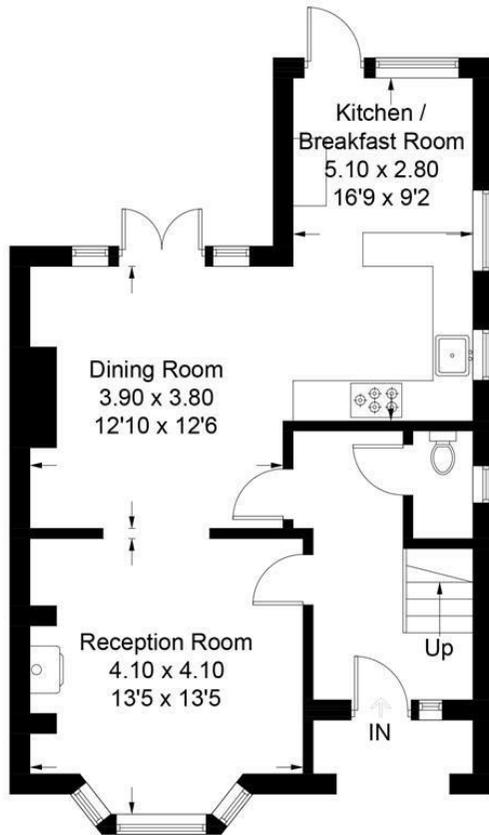
GU31 4JT

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(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			79
(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	



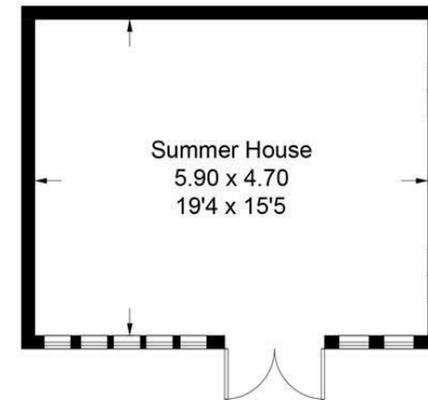
Approximate Gross Internal Area = 116.8 sq m / 1257 sq ft
Outbuilding = 27.7 sq m / 298 sq ft
Total = 144.5 sq m / 1555 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID 580105)

Williams of Petersfield

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