



Pulens Lane, Petersfield

**Chain Free £675,000**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS

## Pulens Lane, Petersfield

An individual detached family home situated in a highly regarded area of Petersfield, close to Sheet. Designed to be energy efficient this delightful home has been finished to an extremely high standard with accommodation to suit modern lifestyle requirements.

On entering the property you appreciate the open-plan space created to incorporate a hallway and kitchen/dining room. The quality fitted kitchen is light and spacious with attractive granite work surfaces, twin Bosch electric ovens, a five ring gas hob and integrated fridge/freezer and dishwasher. Throughout the open plan area there is James Halstead flooring.

The sitting room is dual aspect looking out over the garden and has French doors out to the pretty patio area. The sitting room also boasts a Scandinavian log burning stove. Additionally on the ground floor their is a study/playroom, utility room with appliances included and cloakroom. On the upper floor there are three well proportioned bedrooms, two of which have en-suite shower rooms and there is a family bathroom which has Karndean flooring. The master bedroom also benefits from bespoke fitted wardrobes whilst the whole property has been fitted with blinds.

Outside, the garden has been attractively landscaped with a large area of lawn and the pretty patio is block paved and is adjacent to raised flower beds with oak retaining walls. This ideal family home also boasts gas central heating, double glazing and a driveway which accommodates a couple of cars.

EPC - B



## 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. The town is situated on the northern slopes of the South Downs. Petersfield lies wholly within an area of outstanding national 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.

## Local authority

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

## Tenure

Freehold

## Additional Information

All main services

## Post code

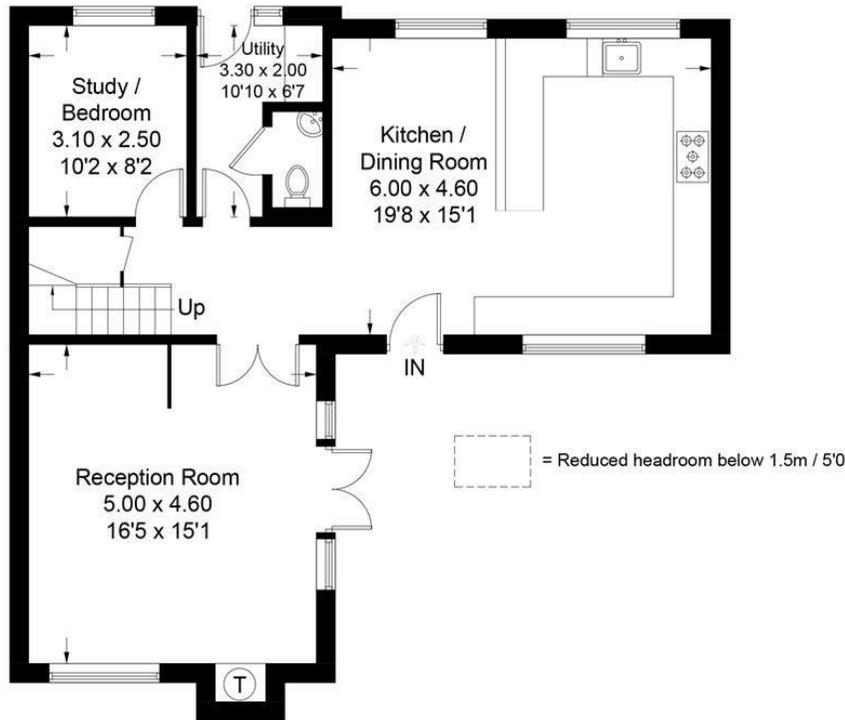
GU31 4BZ

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		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			94
(81-91) B		88	
(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	



Approximate Gross Internal Area = 149.4 sq m / 1608 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID568882)

**Williams of Petersfield**

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