



Hoadlands, Petersfield

Asking Price £465,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Hoadlands, Petersfield

Williams of Petersfield are delighted to present to the market this three bedroom semi-detached home within pleasant cul-de-sac ideally located for those looking for convenient access to the mainline railway station and local schools.

The ground floor accommodation comprises of a well sized sitting room and spacious kitchen/dining room, looking out on to the rear enclosed garden. There is also a downstairs cloakroom with w.c. and stairs to the first floor.

On the first floor there are three good sized bedrooms all very light and airy, the master bedroom has both a built in double wardrobe and a further single. The second bedroom has a built in double wardrobe and the third has a single built in cupboard.

To the outside there is driveway parking for two cars, a separate garage which has been divided into two for use as a home office at the rear and a useful storage space to the front. The home office has power and broadband cabling from the house and has been used to work from home. The enclosed rear garden is mainly laid to lawn with patio area. The property is not overlooked and looks out onto pleasant trees.

All viewings are conducted with health and safety in mind so please be aware that you may be required to wear PPE on viewings. All staff will be continuing to follow strict hygiene guidelines both on viewings and in the office.

EPC - C



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

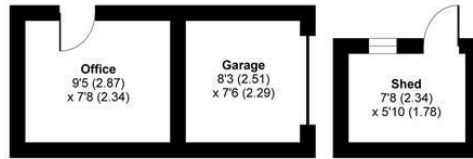
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			85
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



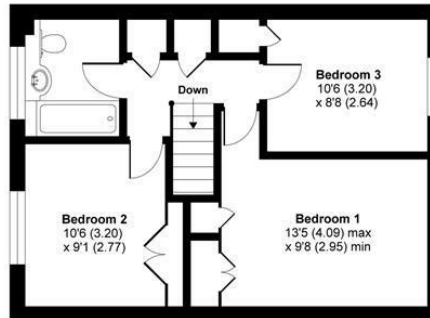
Hoadlands, Petersfield, GU31

Approximate Area = 1006 sq ft / 93.4 sq m
Garage / Outbuilding = 189 sq ft / 17.6 sq m
Total = 1195 sq ft / 111 sq m

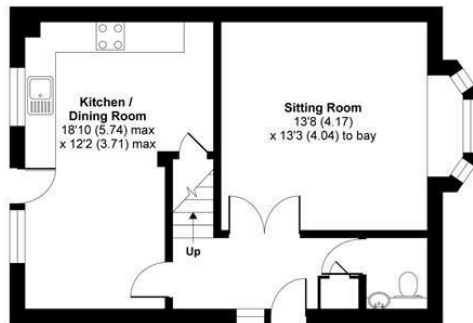
For identification only - Not to scale



OUTBUILDING



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2021. Produced for Williams of Petersfield. REF: 702584

Williams of Petersfield

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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.