



Durford Road, Petersfield

**Offers In Excess Of £880,000**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS

# Durford Road, Petersfield

Located on the sought after Durford Road, close to Petersfield Heath and Lake, Williams of Petersfield are extremely excited to be offering this beautiful five bedroom, detached house which has been a well loved family home for many years and is now ready for another family to make memories in.

On the ground floor of this property there is a large entrance hall which leads to a large lounge and dining area which overlooks the wonderfully landscaped rear garden. Following through is a spacious kitchen which then leads through to the utility room which has access to the rear garden and the double garage. Downstairs also comprises of a study room and downstairs W/C.

Upstairs from the light and bright landing there are five bedrooms. There is a master bedroom with en-suite with bath and handheld shower. There are a further two double bedrooms and two good sized single bedrooms. The upstairs also benefits from a large family bathroom with separate shower and bath. Three of the bedrooms over look the well stocked and ever changing gardens in all seasons.

The property boasts an exceptional large south facing rear garden which has been extremely well maintained and cared for over the years and it shows. A long patio stretches the width of the rear garden, perfect for hosting those summer BBQ's and outdoor living. In addition to all of the above the property has a large double garage and parking for several cars.

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 - 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

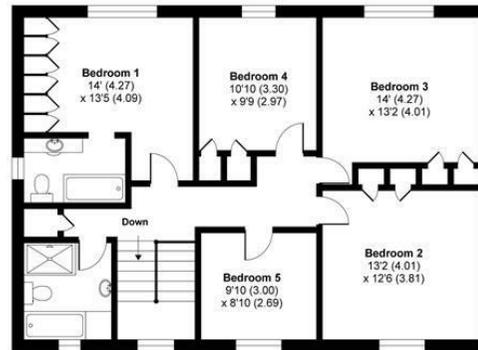
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			78
(69-80) <b>C</b>		65	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



# Durford Road, Petersfield, GU31

Approximate Area = 2436 sq ft / 226.3 sq m (includes garage)

For identification only - Not to scale



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: 730664

## 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.