



White Dirt Lane, Catherington

Offers In The Region Of £650,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

White Dirt Lane, Catherington

Williams of Petersfield are very excited to be offering this beautifully refurbished property situated on White Dirt Lane with spectacular views. This three double bedroom chalet bungalow is exquisite in presentation due to the attention to detail of the current owner. The modern and neutral décor throughout brings this property to life boasting light and airy space throughout.

Upon arrival to the front of the property there is parking for several cars in addition to the garage. There is a cared for, private front garden which then leads to the tiled patio on the front of the property. The entrance takes you through to a large living space on the right with a gas fireplace. To the left there is the front facing double second bedroom with built in wardrobes and airing cupboard. As you move towards the rear of the property there is a further third double bedroom and downstairs family bathroom with large shower. The fully integrated kitchen/dining area offers an inviting space for guests and also benefits from under floor heating for those cold winter days. Bi-folding doors are a stunning feature to this space, perfect for any season where you can dine and enjoy.

On approach to the stairs leading to the master bedroom there is a large reception area which is perfect to use as an office space for those working from home. The master bedroom has a front facing window and built in wardrobes along the left hand side of the room. There is also a en-suite with bath.

The garden has been well loved and offers a large patio area with steps leading up to a spacious grassed garden. It also benefits from a small summer house and a further two sheds.

Please call now to avoid missing out on this beautiful property.

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 - Catherington

The picturesque village of Catherington is a quiet rural spot between Horndean and Clanfield, on the edge of the South Downs National Park. Situated about 10 miles north of Portsmouth and 8 miles south of Petersfield which provides numerous boutiques, cafes and traditional shops and a choice of supermarkets, including Tesco, Waitrose, Lidl, M&S Food. Petersfield station provides a service to London Waterloo to the north (in approximately an hour) and Portsmouth to the south. There are many active clubs and societies in the area including several golf courses and numerous watersports along the south coast. The village itself provides an infant school, play school, village hall, church and popular local pub. Just a short walk from the property the amenities at Clanfield include two convenience stores, hairdresser, greengrocers, award winning butcher, newsagent, wine bar, Indian restaurant, Chinese takeaway, Doctors and pharmacy.

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			
(69-80) C			
(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	





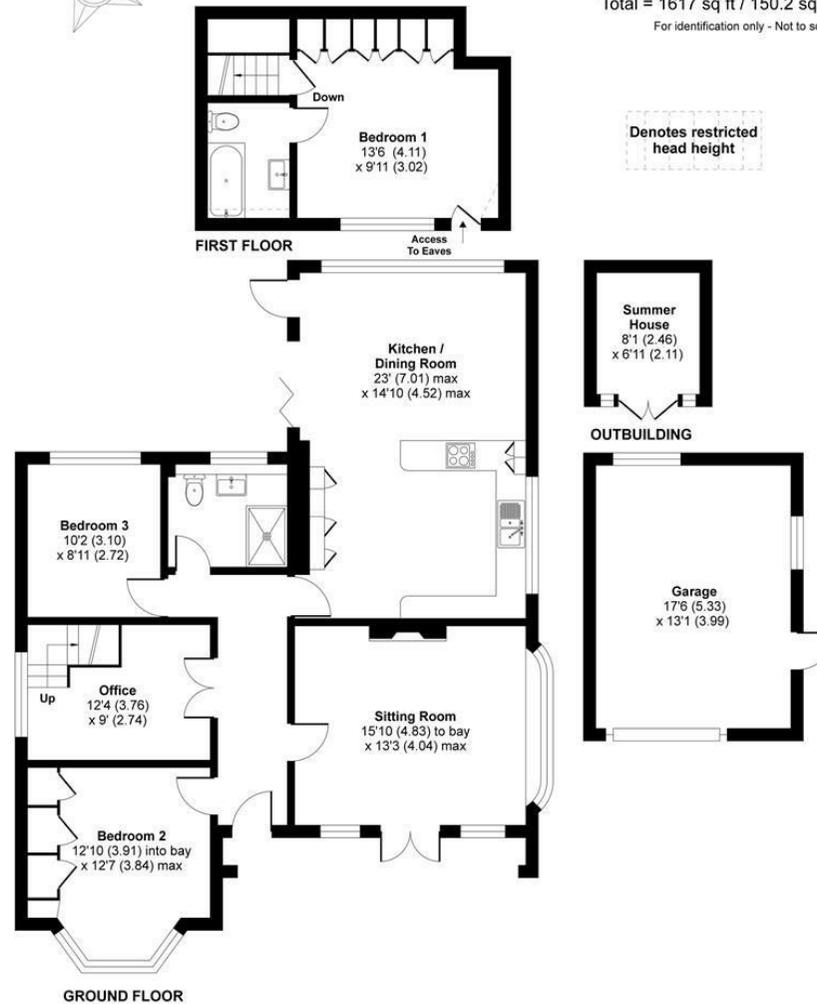
Approximate Area = 1556 sq ft / 144.5 sq m (includes garage)

Limited Use Area(s) = 5 sq ft / 0.4 sq m

Outbuilding = 56 sq ft / 5.2 sq m

Total = 1617 sq ft / 150.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2021. Produced for Williams of Petersfield. REF: 748000

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