



Larcombe Road, Petersfield

Asking Price £640,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Larcombe Road, Petersfield

Offering to the market this beautiful four bedroom, deceptively spacious detached family home in a quiet cul-de-sac off Larcombe Road. Close to the town centre and only a stones throw away from TPS school, this is an ideal property for a family.

On entering the property there is a short hallway and downstairs w/c to the right. Moving through there is the spacious living room with feature fireplace, the living room opens up to the modern kitchen and dining area which has been newly refurbished and boasts light and space with French doors from both the kitchen and the dining room leading to the large, well kept rear garden. There is also a snug/office room and utility room.

The first floor accommodation comprises of a spacious master bedroom, two double bedrooms, one with fitted wardrobe and a further single fourth bedroom and good sized family bathroom with separate bath and shower complete the upstairs.

The rear garden has everything to offer, with three patio seating areas perfect for outside dining and entertaining, a large turf area, borders and allotment space.

The property also has a garage and driveway in front of the garage and to the side of the house offering parking for several cars.

Williams of Petersfield are still following government guidelines with regards to Covid.

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

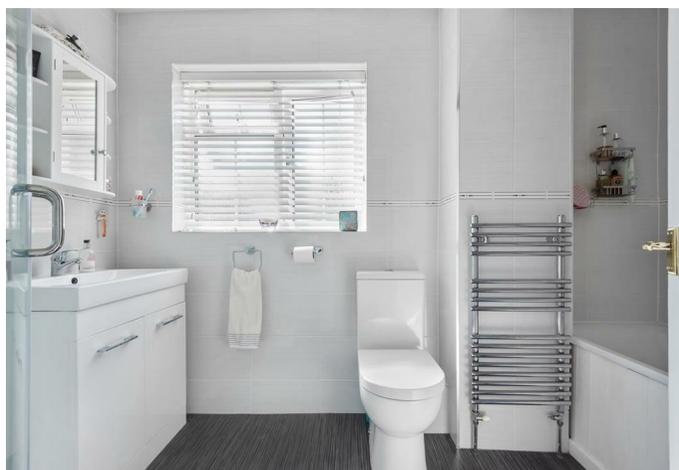
Additional Information

All main services

Tenure

Freehold

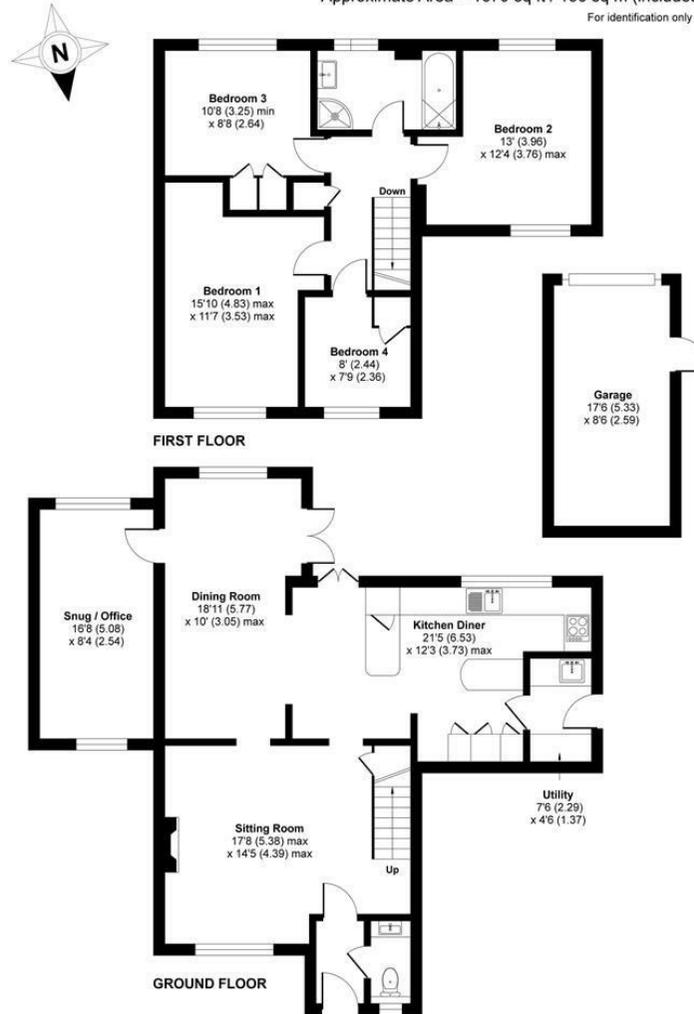
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Larcombe Road, Petersfield, GU32

Approximate Area = 1679 sq ft / 156 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Williams of Petersfield. REF: 763952.

Williams of Petersfield

6 - 8 College Street, Petersfield, Hampshire, GU31 4AD

01730 233333 sales@williamsopetersfield.co.uk www.williamsopetersfield.co.uk

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