



Woodlark Gardens, Petersfield

No Onward Chain £550,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Woodlark Gardens, Petersfield

Williams of Petersfield are excited to offer this beautiful four bedroom property to the market located in a quiet cul-de-sac location close to the Taro leisure centre and Petersfield town centre.

This lovely home has a small entrance hall that leads through into the generous living room. Double doors take you through into a kitchen/breakfast room area at the centre of the house. The property has been extended to the rear which would make a nice dining room overlooking the garden. The garden is a mix of mature plants and shrubs with a sizeable patio area, all very easy to maintain. There is internal access to the garage. Upstairs are the four bedrooms and a modern shower room.

The property benefits from gas central heating throughout, garage and off-street parking for additional vehicles.

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) A			
(81-91) B			83
(69-80) C		67	
(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	



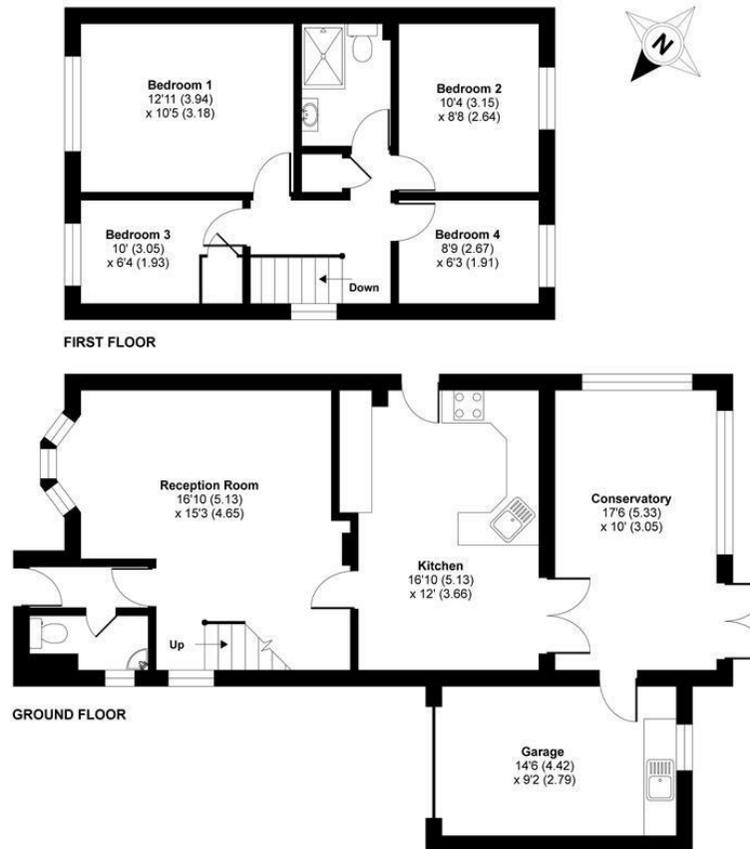
Woodlark Gardens, Petersfield, GU31

Approximate Area = 1187 sq ft / 110.2 sq m

Garage = 132 sq ft / 12.2 sq m

Total = 1319 sq ft / 122.5 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). © richcom 2021. Produced for Williams of Petersfield. REF: 768970

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