



Dellfield, Petersfield

Offers In The Region Of £320,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Dellfield, Petersfield

Located in the sought-after village of Froxfield is this three-bedroom semi detached family home which lies within a short walk of the local shop and primary school.

The property benefits from a sizeable 22ft living & dining room with a dual aspect flooding the room with light. The living accommodation leads on to the kitchen with adjoining utility room with a range of base and eye level units with ample work surface space and integrated oven and hob. The utility benefits from a double sink with space for a dishwasher and washing machine. The downstairs also has a useful porch and downstairs cloakroom.

From the hallway, the stairs lead to the first floor with two double bedrooms and a generous single bedroom along with a modern family bathroom.

Externally, the garden has a patio area which leads up to the remainder of the garden which is laid to lawn and enjoys a westerly aspect. The garden is enclosed on all sides and there is a further area of garden to the front of the property with a pathway leading to the front door.

Williams of Petersfield are still following government guidelines with regards to Covid-19.

EPC - D



Location - Froxfield

This property is located opposite the local village shop and post office and just a short walking distance from the local public house and vibrant social club. Froxfield primary and nursery school are also within walking distance. The nearby market town of Petersfield offers a more comprehensive range of shopping, leisure and schooling opportunities, with some excellent schools, such as Bedales and Churchers College. Petersfield also benefits from a mainline railway station on the Portsmouth to London Waterloo line, with trains to the capital taking around an hour.

Local authority

East Hampshire District Council
Penns Place, Petersfield
Hampshire, GU31 4EX
01730 266551

Additional Information

All main services

Tenure

Freehold

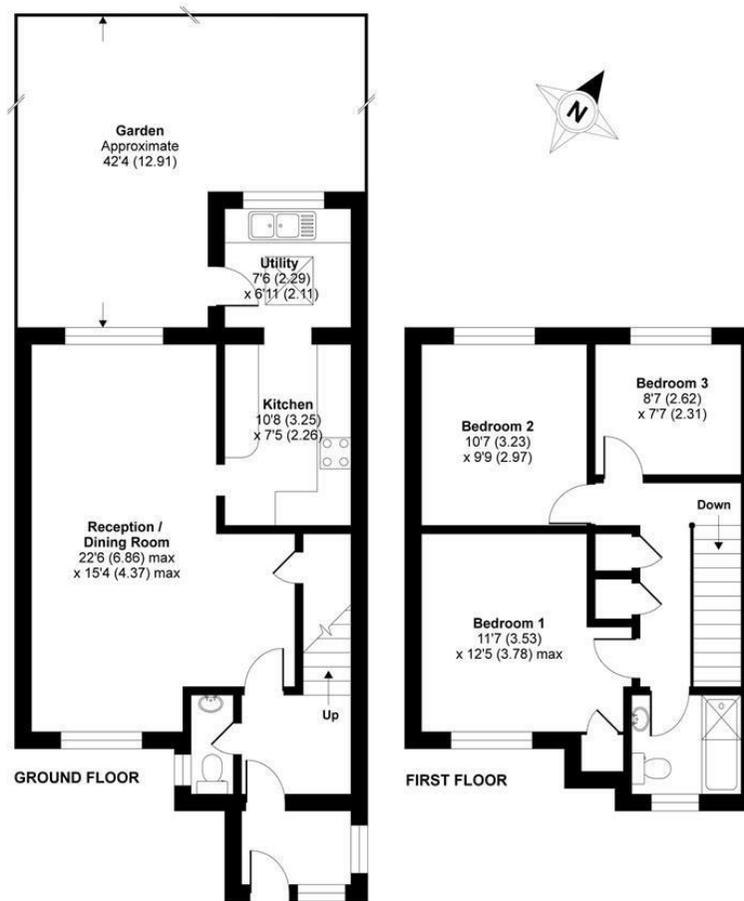
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Dellfield, Froxfield, Petersfield, GU32

Approximate Area = 1027 sq ft / 95.4 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: 778105

Williams of Petersfield

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