



The Causeway, Petersfield

Asking Price £795,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

The Causeway, Petersfield

Williams of Petersfield are delighted to offer to the market this attractive modern four bedroom detached family home set within easy reach of Petersfield town centre.

The property enjoys a wealth of enviable features with generously proportioned accommodation throughout.

To the ground floor there is a spacious kitchen/breakfast room with a range of fitted appliances, and a generous dual aspect living room both with French doors leading out on to the rear garden. Further accommodation on the ground floor comprises a formal dining room, study, cloakroom and an integral garage. New Karndean flooring has recently been fitted throughout the majority of the ground floor accommodation.

From the spacious hallway, stairs lead to the first floor accommodation which consists of a beautiful master bedroom with Juliette style balcony and two double fitted wardrobes, as well as an en-suite shower room. Further more there is a spacious second bedroom with en-suite shower room and a further two well proportioned bedrooms and a modern family bathroom.

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

EPC - C



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

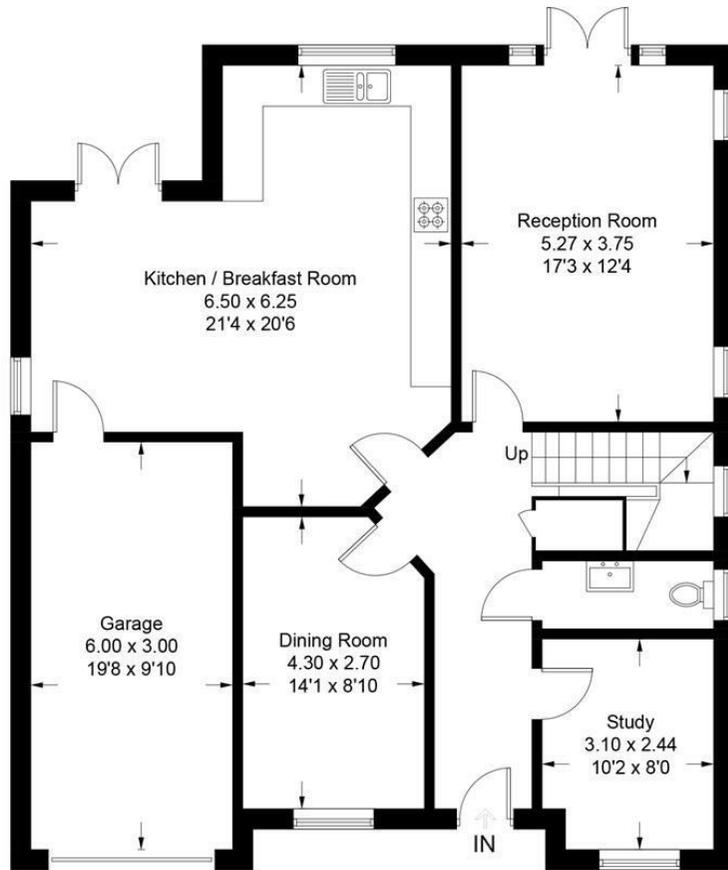
Tenure

Freehold

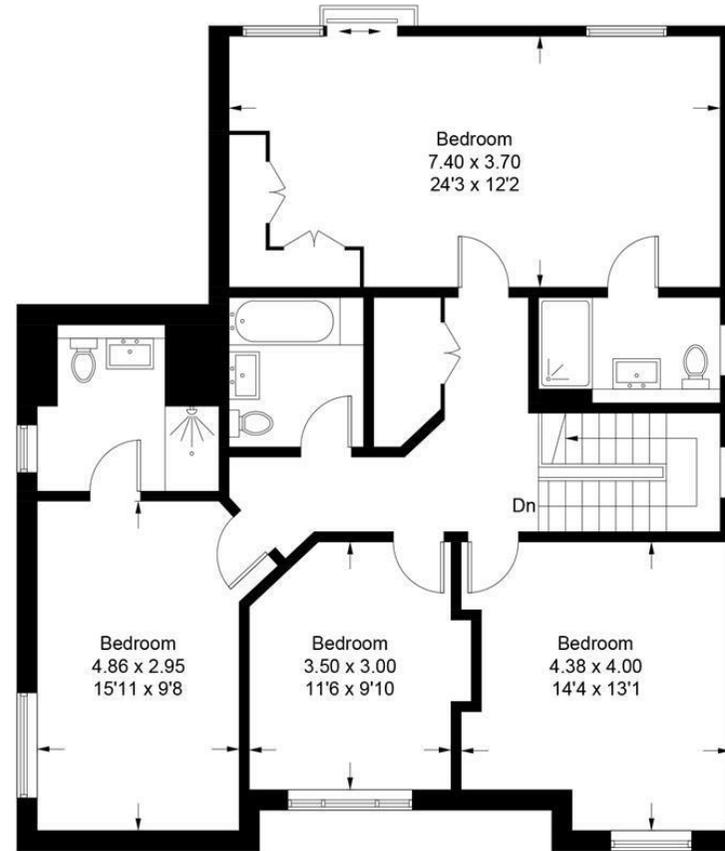
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B	80	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Approximate Gross Internal Area = 213.4 sq m / 2297 sq ft
(Including Garage)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID712185)

Williams of Petersfield

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