



Hazelbank Close, Petersfield

Asking Price £825,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Hazelbank Close, Petersfield

We are pleased to offer this substantial detached property situated in a desirable location in Petersfield. Positioned in a no through road and situated on a corner plot.

Accommodation comprises to the ground floor; living room, kitchen / dining room, cloakroom, utility room and large annexe with wet room. To the first floor are three double bedrooms, a family bathroom and separate WC. The property is light and airy and all rooms are of a good size. The accommodation on offer really would make a wonderful family home. Some modernisation is required but this gives the opportunity to make this home your own. The annexe would be ideal for anyone wanting to accommodate elderly relatives or older children.

Outside, are large mature gardens to the rear, with potential to build another dwelling (subject to usual planning consents), alternatively, you could simply make the most a wonderful size garden for all the family to enjoy. To the front of the property is ample driveway parking, double garage and a mature front garden.

We anticipate early interest and highly recommend a viewing to fully appreciate what is on offer with this unique property. The vendor has kindly requested only proceedable buyers to view please.

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

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

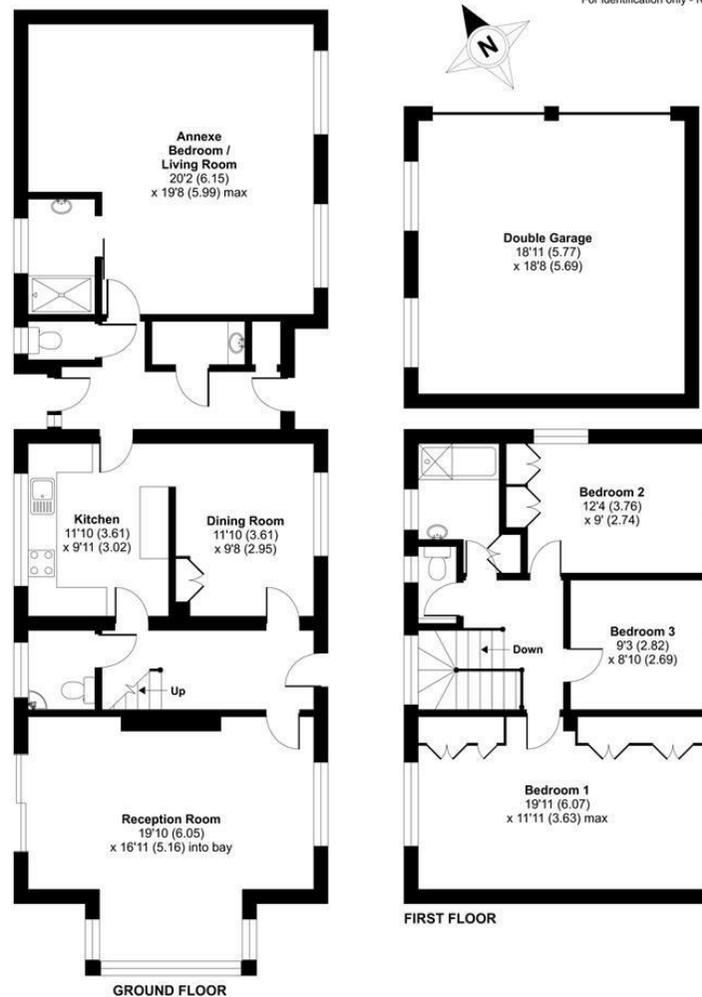
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Hazelbank Close, Petersfield, GU31

Approximate Area = 2176 sq ft / 202.1 sq m (Includes Annexe / Double Garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Williams of Petersfield. REF: 796832.

Williams of Petersfield

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