



Station Road, Petersfield

£2,750 Per Month



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Station Road, Petersfield

A beautiful example of character intertwined with contemporary design, this wonderful property is offered to the rental market, unfurnished, available for a move from the middle of October. This delightful Victorian home is only a moments walk from Petersfield's historic town centre and mainline train station.

The property has a sympathetic blend of modern and original character features including ceiling roses, cornicing and working fireplaces. The accommodation itself is spacious throughout accentuated by the high ceilings and the lighting granted by the elegant windows.

A well appointed home, this property offers three generous double bedrooms with two modern and stylish en suites, a cosy living room with a wood burning stove, separate dining room, modern kitchen/breakfast room, separate utility room with appliances included and a downstairs cloakroom.

The sitting room's bay windows flood the room with light whilst remaining a cosy space emphasised by the wood burning stove. Furthermore the cornicing, ceiling rose and brick reveal in the fireplace bring the room together in a homely manner. The dining room is of a similar theme with retained character features and neutral décor also benefitting from a wood burning stove. The dining room shifts into the contemporary kitchen/ breakfast room with revealed brickwork around the chimney place and an otherwise modern finish. The black framed bi-folding doors peel away opening the area into the sunken patio and with the mature planted private garden encompassing the outside seating area.

The property has been refurbished and well maintained by the current owner who is now looking for someone that will be able to enjoy and care for the property as much as they have. Please call our office to arrange an accompanied viewing.

The property also benefits from a parking space.

Council Tax Band - E

EPC - E



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

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		
(39-54) E	41	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Station Road, Petersfield, GU32

Approximate Area = 1658 sq ft / 154 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: 783137

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