



Farrell Road, Lovedean

Offers Over £325,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Farrell Road, Lovedean

Situated in Lovedean on the edge of the beautiful Meon Valley is this wonderful development of just 40 properties, built by Bargate Homes in 2018. The development has been carefully designed to fit in with its surroundings. The houses themselves are built to a traditional design and there is even a large area of open space providing footpath access to the ancient woodland and the countryside beyond - perfect for relaxing weekend strolls.

This two bedroom semi detached property is surprisingly spacious and benefits from a generously sized south / west facing rear garden. The current owners have had the garden landscaped to include; Sandstone patio areas, a decking area and another area laid to artificial lawn. There is also a wooden storage shed, outside tap, double electric socket and a gate leading to the driveway . Internally the property comprises to the ground floor; living room, kitchen / dining room, utility room and cloakroom. To the first floor are two double bedrooms and a family bathroom. The kitchen has an integrated dishwasher, fridge / freezer, and an electric oven with gas hob and extractor hood. The entire ground floor benefits from Karndean flooring with a lifetime guarantee. The driveway is block paved and provides parking for at least two cars. There is a neat front garden on the approach to the property. Countryside views to the front and rear are a wonderful feature of this property.

The development is managed by GH Property and a service charge of approximately £472 per annum applies for the upkeep of the green areas and roads. There is a residents association.

The property is only 3 years old, so has the remainder of the builders warranties.

We anticipate early interest in this property so viewing is highly recommended.

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

Please Note: This property is being marketed by an employee of Williams of Petersfield.

EPC - B



Location - Lovedean

Lovedean is a village in East Hampshire approx 8 miles (13 km) north of Portsmouth and 8 miles (13 km) south of Petersfield. Straddling the A3 trunk road between London and the south-coast which affords convenient road access for commuters. The nearest railway station is approx 4 miles (6.5 km) southeast of the village at Rowlands Castle, or a short drive to Petersfield. The village offers a few convenience stores, restaurants, pubs and a Morrisons supermarket is located in nearby Horndean village. Lovedean is popular with families due to there being a choice of good infant and junior schools locally and Horndean Technology College.

Local authority

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

Tenure

Freehold

Additional Information

All main services connected.

| Energy Efficiency Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | 97 |
| (92 plus) A | | |
| (81-91) B | 84 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |



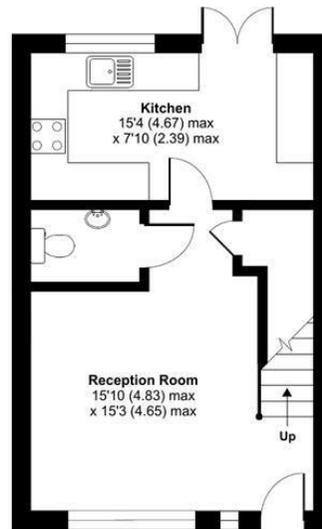
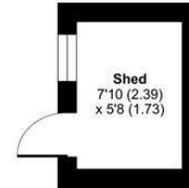
Farrell Road, Lovedean, Waterlooville, PO8

Approximate Area = 738 sq ft / 68.5 sq m

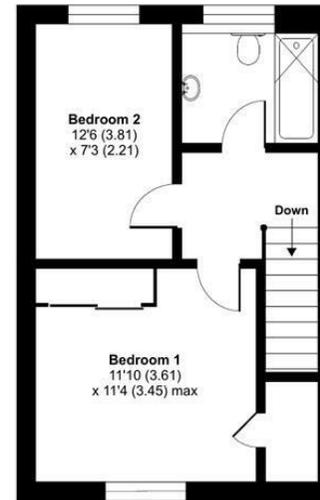
Shed = 44 sq ft / 4.0 sq m

Total = 782 sq ft / 72.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2022. Produced for Williams of Petersfield. REF: 802533

Williams of Petersfield

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