



Hoadlands, Petersfield

Asking Price £375,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Hoadlands, Petersfield

Williams of Petersfield are delighted to offer this three bedroom semi-detached house located in a cul-de-sac on the sought-after Herne Farm development. This wonderful family home is ideally located for those looking for close proximity to the town centre and access to the mainline train station and local schools.

The accommodation comprises to the ground floor; Entrance hallway with stairs leading to the first floor, generously sized living room overlooking the front garden, kitchen / dining room with ample shaker style base and wall units with work surfaces over, space and plumbing for washing machine and space for cooker and fridge / freezer, there is generous space for table and chairs, French doors lead onto the rear garden. To the first floor you will find two double bedrooms and a good sized single, the family bathroom completes the accommodation.

Outside, there is a driveway providing parking for several vehicles and leading to a single brick-built garage. The garage has been converted to provide storage at the front and office space at the rear. The secluded rear garden is laid to lawn and patio and is fence enclosed. A side door leads to the rear of the garage and a gate leads out onto the driveway.

For the residents of Herne Farm, there are private sporting facilities (subject to an annual charge) which include a heated indoor swimming pool and squash courts.

EPC - B

Council Tax Band - 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	86	88
(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	



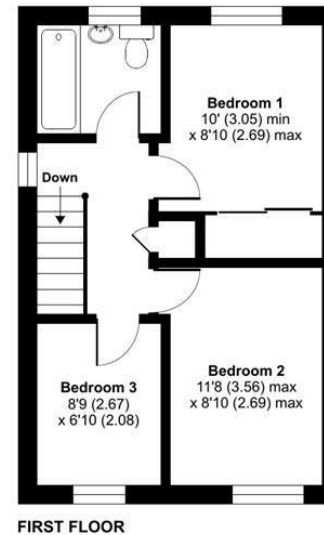
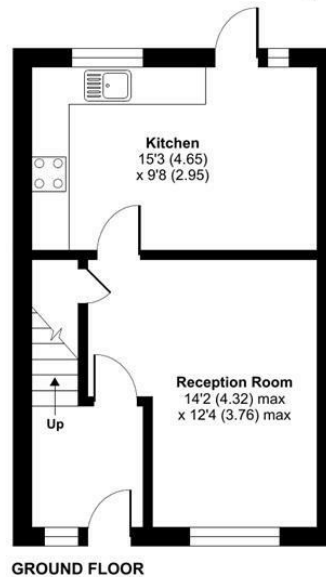
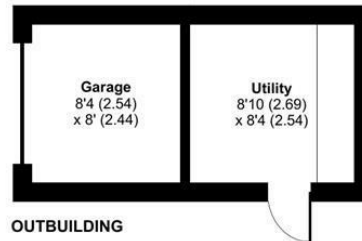
Headlands, Petersfield, GU31

Approximate Area = 756 sq ft / 70.2 sq m

Outbuilding = 147 sq ft / 13.6 sq m

Total = 903 sq ft / 83.8 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). © nrichcom 2022. Produced for Williams of Petersfield. REF: 894945

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6 - 8 College Street, Petersfield, Hampshire, GU31 4AD

01730 233333 sales@williamsopetersfield.co.uk www.williamsopetersfield.co.uk

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