



Woodlark Gardens, Petersfield

£1,750 Per Month



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Woodlark Gardens, Petersfield

We are delighted to offer this beautiful four bedroom detached house to the rental market. It is now available for a new tenant from early November. Located in a quiet cul-de-sac a moments walk from the Taro leisure centre and Petersfield Heath, this property offers delightful surroundings and spacious accommodation.

Benefitting from an extension to the rear, the ground floor is spacious and light throughout. The living space is well proportioned and is open into the dining space whilst the kitchen remains closed off. Further to this the extension to the rear offers an abundance of additional living space which could also be utilised as a dining room, alternatively a garden room or entertaining space during the summer months. For convenience there is internal access to the garage and a downstairs cloakroom.

The four bedrooms on the first floor are all well proportioned, two double and two singles, the smallest of which would make a great office or study space if required. Two of the remaining bedrooms benefit from built in wardrobes whilst all bedrooms share the family bathroom with shower over the bath.

With a vegetable patch, patio space for a table and chairs, mature borders consisting of shrubs, plants and small trees, the garden is a massive benefit to this already great property. Also of note, the driveway can house two cars off road in tandem, in front of the garage.

Cats Considered.

Council Tax Band - E

EPC - D

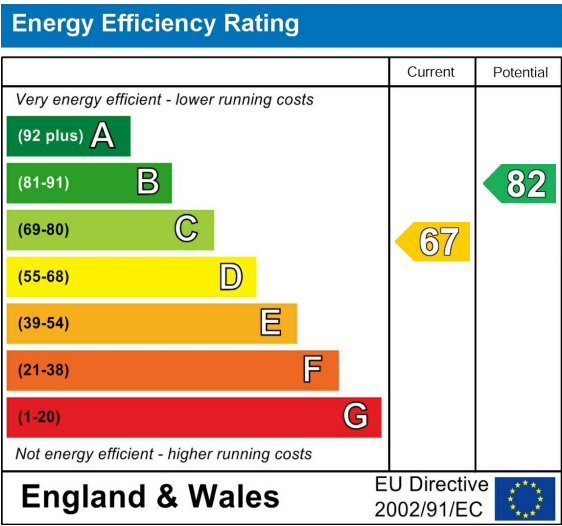


Location

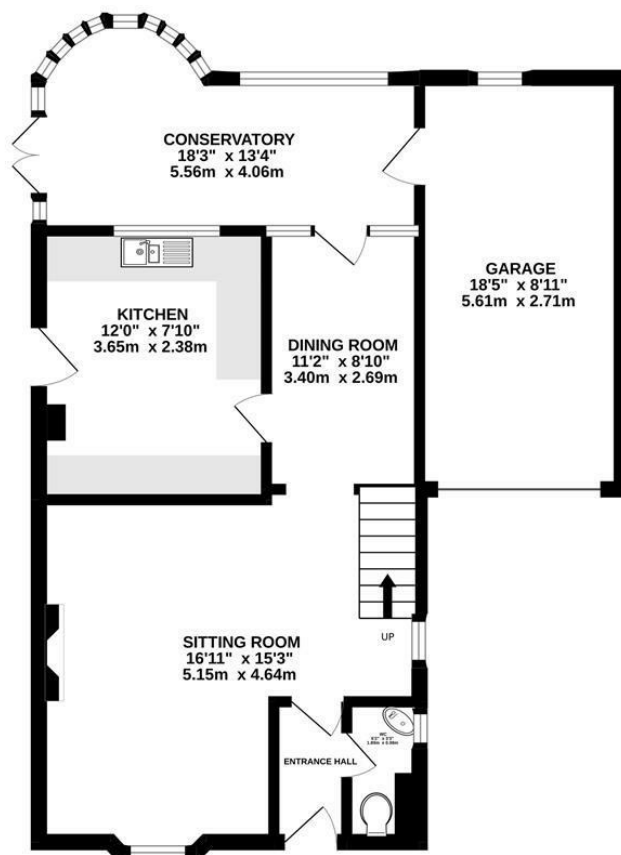
Petersfield is a market town and civil parish in the East Hampshire district of Hampshire. It is 17 miles north of Portsmouth on the A3 road. The town has its own railway station on the Portsmouth direct line, the mainline rail link- connecting Portsmouth and London (Waterloo). The town is situated on 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

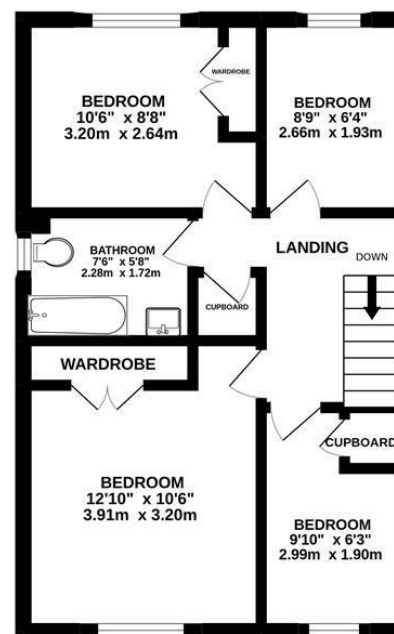
East Hampshire District Council
Penns Place, Petersfield
Hampshire, GU31 4EX
01730 266551



GROUND FLOOR
737 sq.ft. (68.5 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 1190 sq.ft. (110.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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