



Moggs Mead, Petersfield

Offers Over £550,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Moggs Mead, Petersfield

We are delighted to offer this wonderful family home in the sought after area of Herne Farm, which has its own leisure centre, is close to all local amenities; including local schools, Petersfield main line station and a pleasurable walk into town along the river walk.

The property offers very generous accommodation, ideal for families and those looking for spacious room sizes.

Accommodation comprises to the ground floor; Entrance hallway with two storage cupboards and stairs to the first floor, cloakroom with WC, basin and plumbing for washing machine, kitchen / breakfast room with space and plumbing for washing machine, space for fridge / freezer, Range cooker with extractor hood over, range of modern base and wall units with work surfaces over and one and a half bowl stainless steel sink unit, space for dining table and chairs and a useable office nook, a good sized living / dining room with wooden flooring and inset spotlights, French doors open onto the south facing rear garden from the dining area. To the first floor are four good sized double bedrooms and a modern bathroom suite with fully tiled walls and floor, white bathroom suite comprising bath with shower over, inset basin and WC with concealed cistern and vanity units above and below providing ample storage, there is also a chrome ladder style heated towel rail.

Outside there is off road parking for two cars to the front and a garden which is laid to lawn with shrub borders, the pretty rear garden is south facing and offers a good degree of privacy, it is laid to lawn and benefits from a good sized patio area, the garden is enclosed; in addition there is a wooden storage shed. The rear gate leads down a pathway to the single garage located in a nearby block.

Properties on Herne Farm are generally sought after and we would recommend an early viewing to avoid disappointment.

EPC - D

Council Tax Band - 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

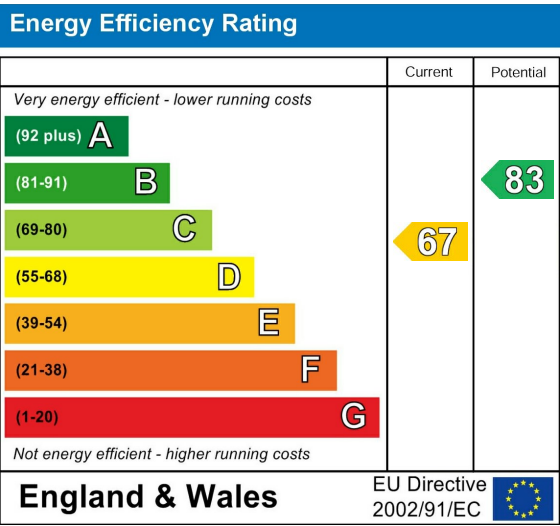
East Hampshire District Council
Penns Place, Petersfield
Hampshire, GU31 4EX
01730 266551

Additional Information

All main services

Tenure

Freehold

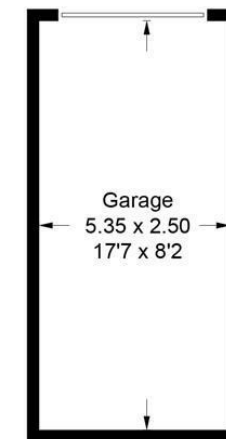
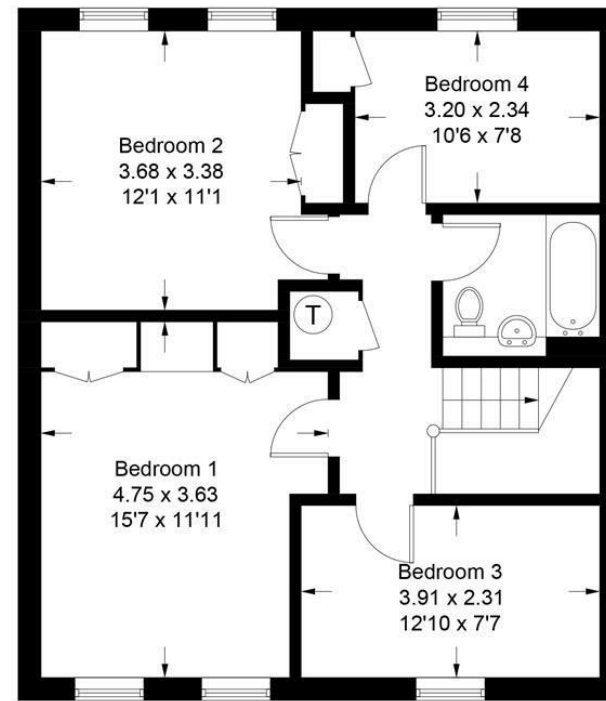
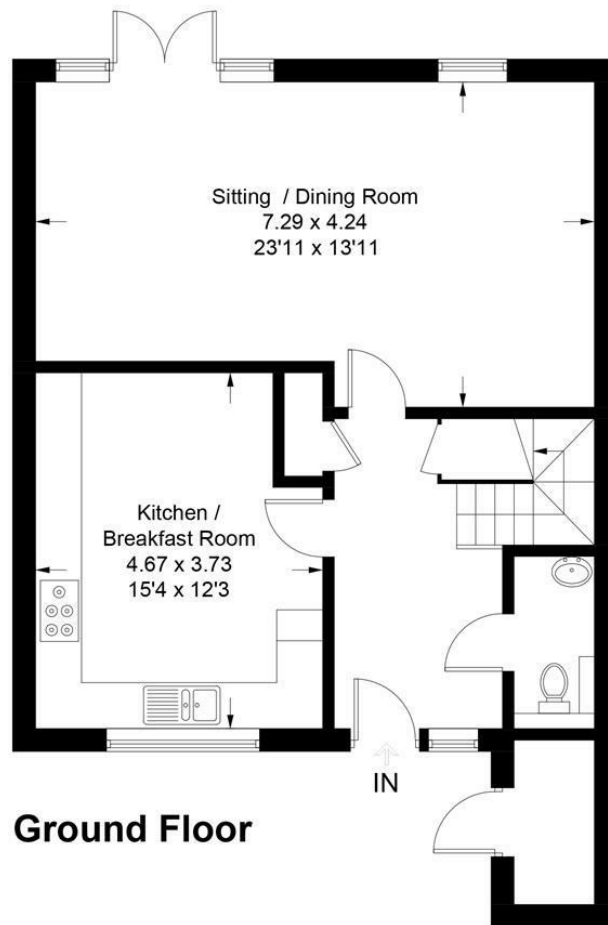


Moggs Mead, GU31 4NX

Approximate Gross Internal Area = 123.7 sq m / 1331 sq ft

Garage = 13.4 sq m / 144 sq ft

Total = 137.1 sq m / 1475 sq ft



(Not Shown In Actual
Location / Orientation)

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Produced for Williams of Petersfield. (ID943756)

Williams of Petersfield

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