



Grenehurst Way, Petersfield

**Asking Price £875,000**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS

# Grenehurst Way, Petersfield

We are thrilled to bringing to market this substantial four bedroom detached house with beautiful established gardens in the very much sought after location to the centre of Petersfield Town. This property offers great opportunities for a buyer to make it their own and create new memories.

Accommodation comprises to the ground floor of: hallway, leading to large living room with front facing window and rear patio doors to garden. Adjacent to the living room is a bright and open conservatory. The spacious dining room overlooks the front aspect. The property is fortunate to have a large kitchen, allowing for a breakfast table. In addition to the kitchen there is a handy utility with door to rear garden. A cloakroom completes the downstairs.

There are four bedrooms, three of which are doubles, the main bedroom has an en-suite. All rooms are bright and full of natural light. The fourth bedroom would accommodate a single bed or could be utilised as an office space as it is now. The family bathroom completes the upstairs accommodation.

The spacious driveway is large enough for two/ three cars which is followed by a generous garage at the end of the driveway and side gate into the rear garden. The rear garden is enclosed and secluded with a whole host of mature and established flowerbeds, bushes and shrubs.

We are expecting huge interest due to location and the opportunity to update this wonderful potential new home a stones throw away from the centre of town.

Council Tax - F  
EPC - C



## 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

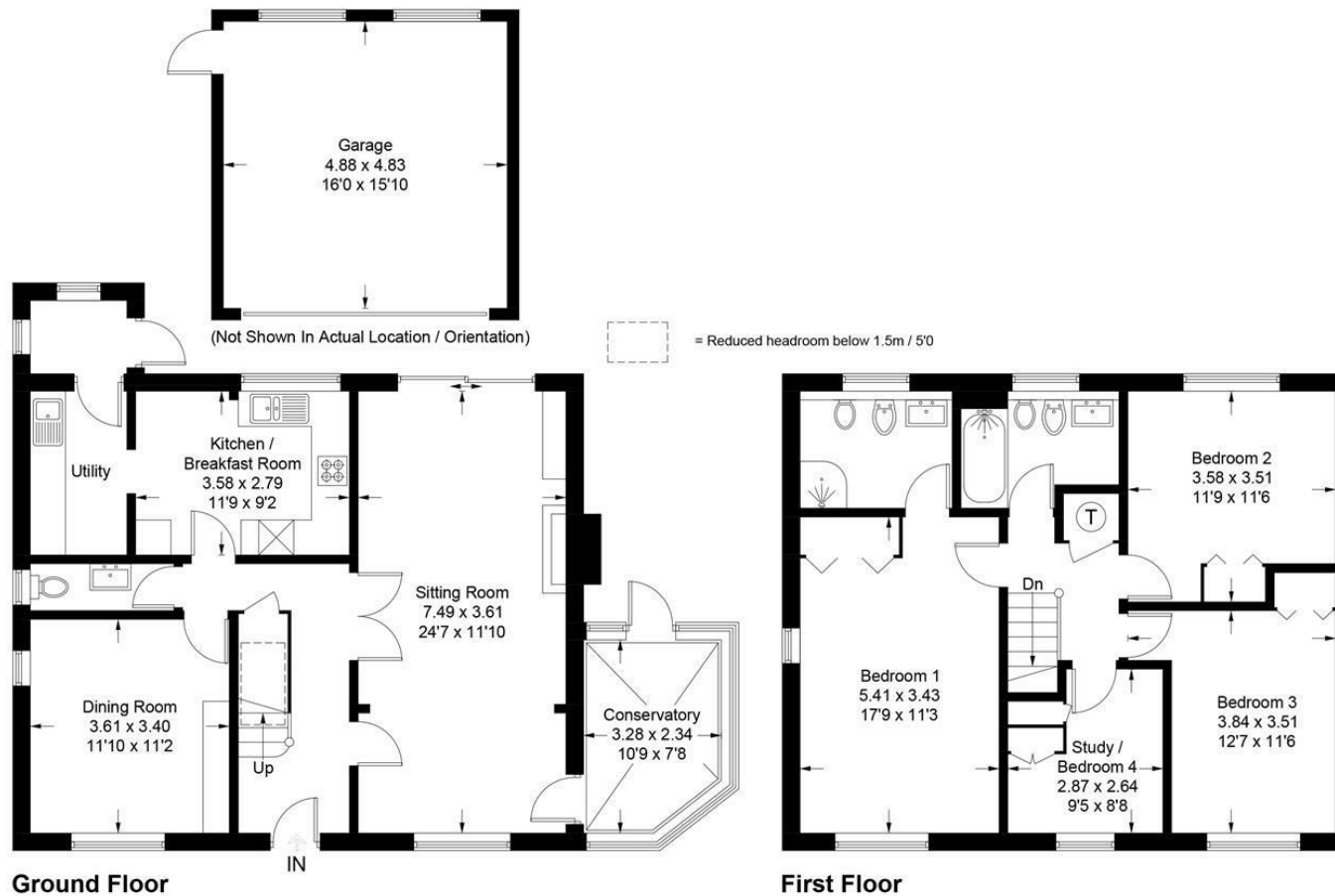
Freehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>	<b>76</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



# Grenehurst Way, GU31

Approximate Gross Internal Area = 149.7 sq m / 1611 sq ft  
Garage = 23.8 sq m / 256 sq ft  
Total = 173.5 sq m / 1867 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
Produced for Williams of Petersfield. (ID956347)

## Williams of Petersfield

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

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

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