



Barham Road, Petersfield

Offers Over £515,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Barham Road, Petersfield

Discover your dream home at Barham Road, Petersfield - a delightful three-bedroom terraced property nestled on the characterful Barham Road. This gem is a mere stone's throw away from Petersfield Town and its mainline train station, making it a commuter's dream with easy access to London Waterloo in just over an hour via train.

As you step inside, you'll be greeted by a spacious hallway, with ample room, light and airy. To your left, a cosy living room awaits with a large window, flooding the space with natural light. Moving further in, the heart of the home reveals itself in the form of an open-plan kitchen diner, boasting high ceilings and windows overlooking the private back garden. This versatile area presents endless opportunities to create the perfect entertaining space for gatherings with family and friends.

Upstairs, three bright bedrooms await, with two of them offering convenient fitted wardrobe space. A family bathroom ensures comfort and convenience for your daily routines.

The south-facing patio'd garden basks in sunlight all day, while the garage and rear property access add practicality to your lifestyle. Plus, you'll find an outdoor W.C. for added convenience.

Viewing is highly recommended.

EPC - D

Council Tax - 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			
(81-91) B			84
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



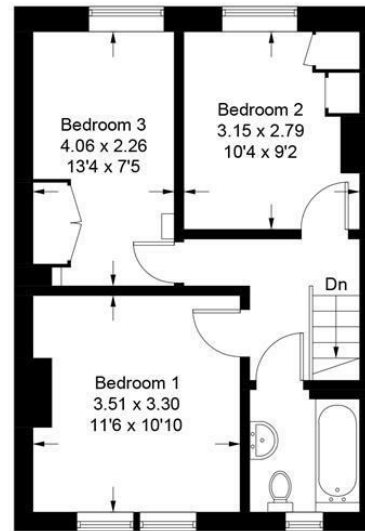
Barham Road, GU32 3EX

Approximate Gross Internal Area = 99.8 sq m / 1074 sq ft
(Including Outside WC)

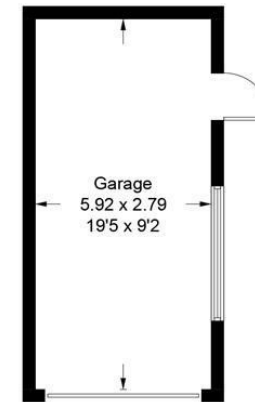
Garage = 16.6 sq m / 179 sq ft
Total = 116.4 sq m / 1253 sq ft



Ground Floor



First Floor



(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. (ID992621)

Williams of Petersfield

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