Sussex Road, Petersfield

Offers Over £450,000

Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Sussex Road, Petersfield

Uncover a hidden gem in the heart of historic Petersfield – a two-bedroom Elizabethan cottage that radiates charm and tranquillity. Nestled just a stone's throw away from Petersfield Lake and the town centre, this enchanting grade II listed cottage seamlessly marries modern comforts with a timeless setting.

As you step inside the cottage, you'll be welcomed by a hallway that oozes charm and history. To your left, a cosy living room beckons with rustic brickwork and a crackling log burner, the perfect spot for winter nights.

Continuing through, you'll find a smartly designed dining area, seamlessly tucked in to utilize the space effectively. The two-year-old extension, outfitted with skylights that connect you to the outdoors, floods the space with an abundance of natural light. Additionally, electric blinds on the skylights enhance the experience, allowing you to control the light to your liking. The modern kitchen offers all appliances and direct access to your garden. Downstairs, a newly renovated bathroom adds modern convenience.

Upstairs, two inviting bedrooms offer peaceful retreats, with the principal bedroom boasting an en-suite shower room.

Step outside to discover a private multi-levelled garden, an idyllic paradise for garden enthusiasts, where a designated area for relaxation and entertaining awaits. Additionally, there is an outdoor office / summer house that adds the finishing touch to your cottage, creating a distinct work and living space.

At the rear of the garden, you'll find a back access gate to your private driveway allowing for a parking space, potentially accommodating two small cars.

EPC - Exempt as grade II listed
Council Tax - 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.

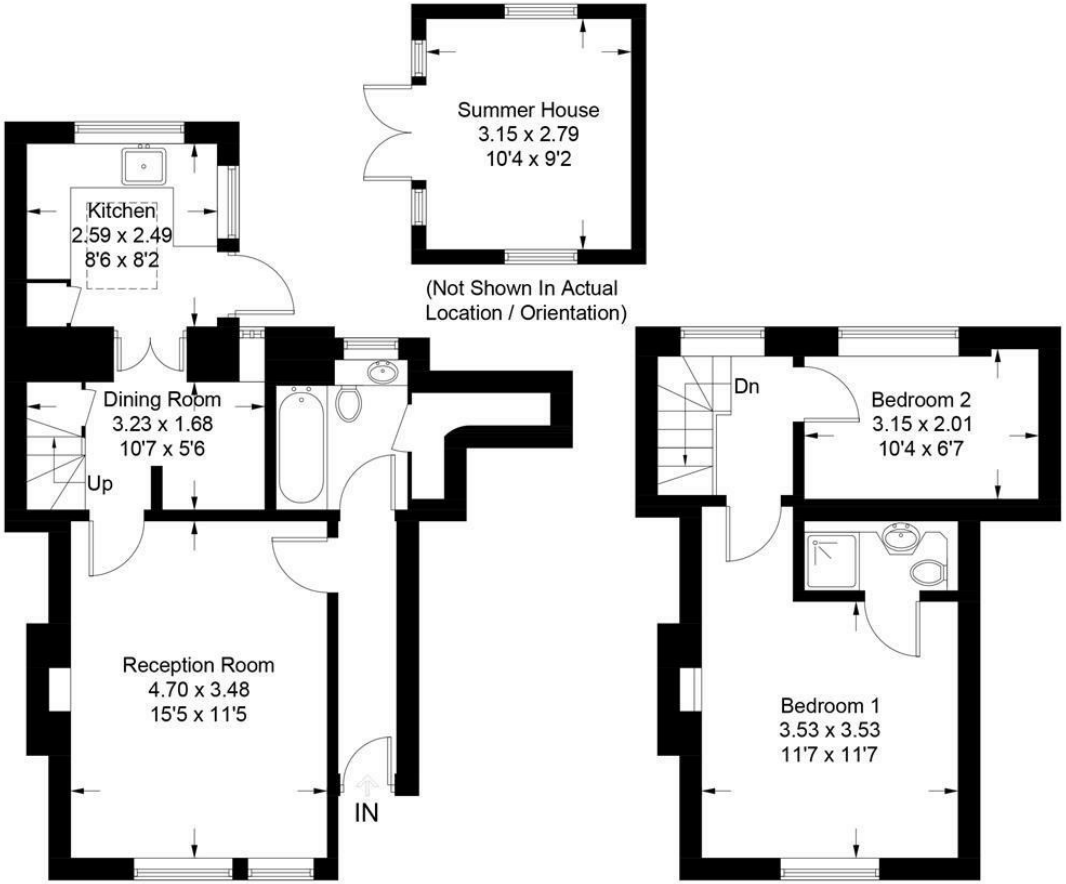
Local authority
East Hampshire District Council
Penns Place, Petersfield
Hampshire, GU31 4EX
01730 266551

Additional Information
All main services

Tenure
Freehold

Sussex Road, GU31

Approximate Gross Internal Area = 66.9 sq m / 720 sq ft
Summer House = 8.8 sq m / 95 sq ft
Total = 75.7 sq m / 815 sq ft



Ground Floor **First Floor**

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Produced for Williams of Petersfield. (ID1020582)

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