



Penns Road, Petersfield

Offers Over £450,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Penns Road, Petersfield

Step into this charming three-bedroom Victorian home, ideally positioned just moments away from Petersfield town centre and the mainline train station. Tailored for family living, this residence boasts a generously spacious ground level, a secluded garden, and a convenient driveway.

As you step through the entrance, the living room welcomes you with the cosy rustic brick fireplace, setting the scene for intimate gatherings. Progressing through an inviting archway, the wooden flooring leads to a dedicated dining room, creating the perfect setting for family meals. The kitchen, seamlessly connected by charming beams, unfolds into a luminous conservatory—a delightful retreat for enjoying garden views. Completing the ground level is a practical downstairs bathroom.

Ascending the stairs to the first floor, three spacious bedrooms await. The principle bedroom offers the convenience of wardrobe space and an en-suite shower room.

Step outside into the private corner plot garden, featuring a greenhouse spot, a serene relaxation area, and a convenient potting zone. With a private driveway, this Victorian home is not just a residence; it's a haven where classic elegance meets modern family living. Don't miss the chance to make this enchanting property your own.

Council Tax - D
EPC - 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

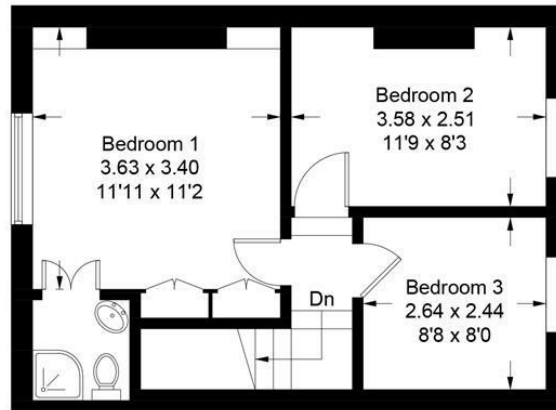
Freehold

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



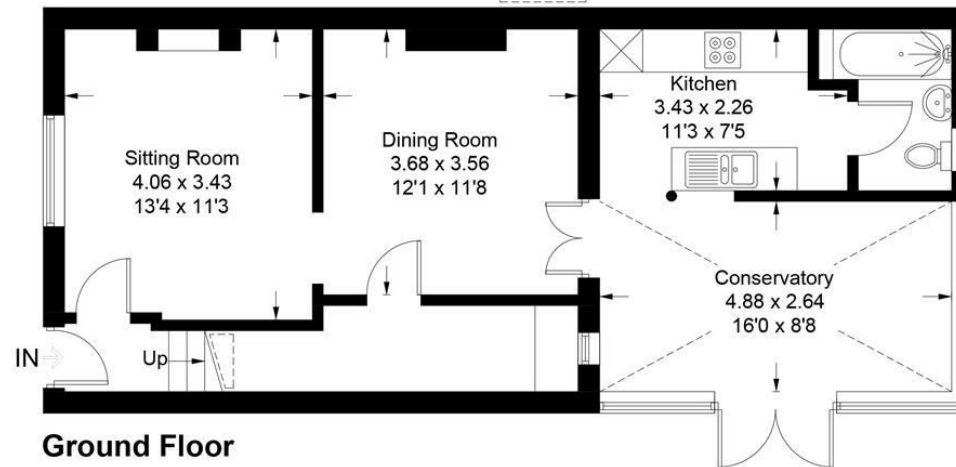
Penns Road, GU32 2EN

Approximate Gross Internal Area = 99.1 sq m / 1067 sq ft



First Floor

= Reduced headroom below 1.5m / 5'0



Ground Floor

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Produced for Williams of Petersfield. (ID1025897)

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