



Grenehurst Way, Petersfield

Offers Over £560,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Grenehurst Way, Petersfield

Immerse yourself in the charm of "The Village" Grenehurst Way, Petersfield, with this exceptional three-bedroom house that seamlessly blends serene living with unbeatable convenience. Tucked away in this highly sought-after location, the residence is just a short stroll from Petersfield town centre but still enjoys quiet living.

Step through the entrance, and on your right, you'll find the kitchen with a charming dining area. The spacious reception room at the end of the hallway beckons with its generous layout and a welcoming fireplace. Admire your private west-facing conservatory, an ideal spot to unwind with a book as the evening sun bathes the space. A convenient W.C. completes the downstairs.

Journey upstairs to discover three bedrooms adorned with built-in wardrobe space. The principal bedroom boasts its own en-suite shower room, adding a touch of luxury to your everyday life. The upper level is completed with a well-appointed family bathroom.

Outside, a beautiful patio'd garden awaits, this also has an access gate at the rear. This charming home also includes a garage and parking, providing the utmost convenience.

Council Tax - E
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) A		
(81-91) B		84
(69-80) C	69	
(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	

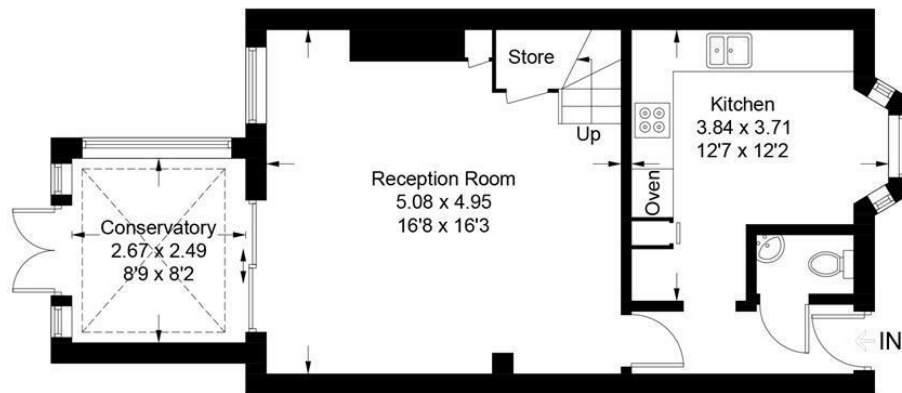


Grenehurst Way, GU31 4AZ

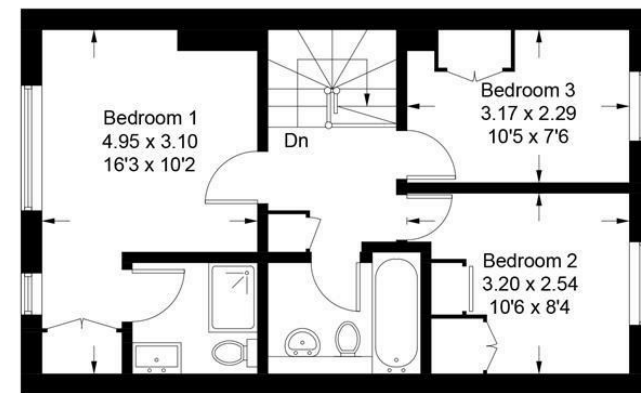
Approximate Gross Internal Area = 92.1 sq m / 991 sq ft
(Excluding Garage / Shed)



(Not Shown In Actual Location / Orientation)



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. (ID1031295)

Williams of Petersfield

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

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

The Property Misdescriptions Act 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based upon information supplied by the seller. The agent has not had site of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.