



Otter Walk, Petersfield

**Price Guide £335,000**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS

## Otter Walk, Petersfield

Explore a wonderful opportunity in Otter Walk, Petersfield. Set within a charming development, this inviting two-bedroom house, built in 2017, offers a modern home with a bright and airy feel throughout. Positioned near schools and within walking distance to Petersfield town centre & mainline train station, it provides easy access to London while offering peaceful living.

Step inside to be greeted by the entrance hallway leading to the inviting living room, setting the tone for the contemporary feel throughout. The well-equipped kitchen boasts ample space for dining, adorned with natural colours and highlighted by a stunning wooden floor. A convenient W.C. on the ground floor adds to the practicality.

Upstairs, two tastefully appointed bedrooms await, each featuring built-in wardrobe space for added convenience. A modern family bathroom completes the upper level, again with neutral colours.

Outside, a charming garden awaits with a delightful patio and lawn area, perfect for outdoor enjoyment and easy maintenance. There are two allocated parking spaces.

Leasehold - 992 Years remaining  
Ground rent - £150 per annum  
Service charge - around £300 per annum  
EPC - B  
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

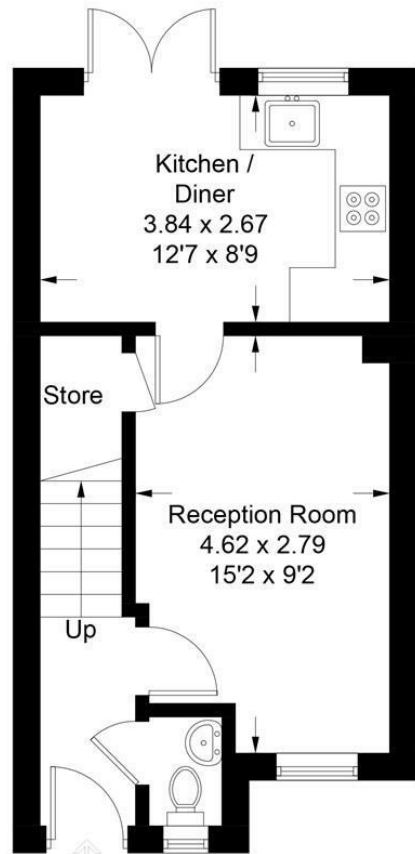
Leasehold - Freehold being purchased during the sale process.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92 plus) A			
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

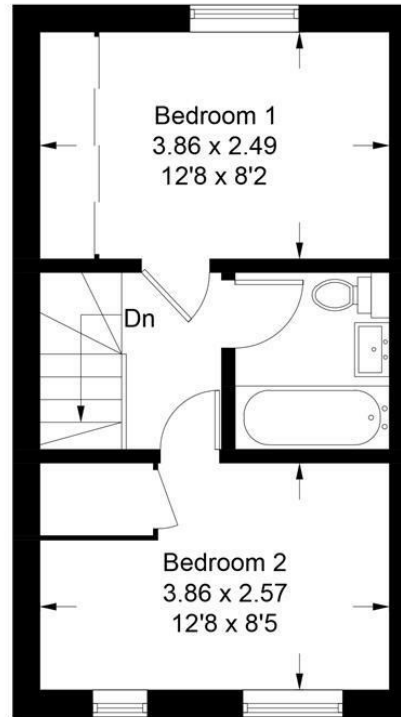


# Otter Walk, GU32 3FN

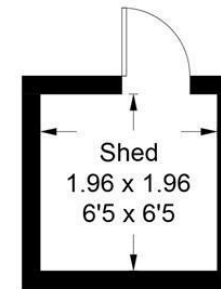
Approximate Gross Internal Area = 57.8 sq m / 622 sq ft  
Shed = 3.8 sq m / 41 sq ft  
Total = 61.6 sq m / 663 sq ft



**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. (ID1055277)

## 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.