



Larcombe Road, Petersfield

£1,800 Per Month



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Larcombe Road, Petersfield

Bringing to market a brilliant family home with spacious accommodation, benefitting from off road parking and a garage. Its located on Larcombe Road in Petersfield, a walk away from both Petersfield Town and mainline train station.

The ground floor consists of a large lounge with French floors out onto the garden. The garden has a small patioed area and mature planted borders but is mostly laid to lawn and easy to maintain. There is also side access into the garage. The kitchen is having a new cooker fitted and has room for a breakfast table although there is also a separate dining room.

On the first floor are four good sized bedrooms, one of which could be used for a study or home office if required, and the modern family bathroom.

Pets negotiable.
EPC - D
Council Tax - 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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			83
(69-80) C		68	
(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	



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