



Oaklands Road, Petersfield

**Offers Over £695,000**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS



# Oaklands Road, Petersfield

Discover a wonderful opportunity on the desirable Oaklands Road, Petersfield. A three bedroom semi detached house in a private cul-de-sac. This quiet location is just a short walk from Petersfield's town centre, mainline train station, and highly regarded private schools.

The property offers immediate kerb appeal with a private front garden and driveway parking. A covered porch leads into a welcoming entrance hall, complete with useful under-stair storage. The front-facing living room is a bright and comfortable space featuring a large window and a character fireplace. It flows into the dining area, with elegant parquet flooring running throughout, creating a seamless yet clearly defined layout ideal for busy family life.

The kitchen is filled with natural light and enjoys a pleasant outlook over the rear garden. There is ample room for a breakfast table, making it a perfect spot for a morning coffee with French doors out onto your garden. The downstairs is completed with a W.C.

Upstairs, the main bedroom is a well-proportioned double with built-in wardrobes. The second bedroom, also a generous double, overlooks the garden. The third bedroom, currently arranged as a single room and study, offers flexibility to suit a range of needs. All bedrooms feature wooden flooring, adding warmth and charm throughout the first floor, which is completed by a modern family bathroom.

The rear garden is both private and functional, with a patio seating area leading and rest is laid to lawn. A converted garage now serves as a bright and versatile garden room, perfect for use as a home office, studio, or summer house. A separate storage area has been thoughtfully retained.

Early viewing is highly recommended.

Council Tax - E  
EPC - D





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

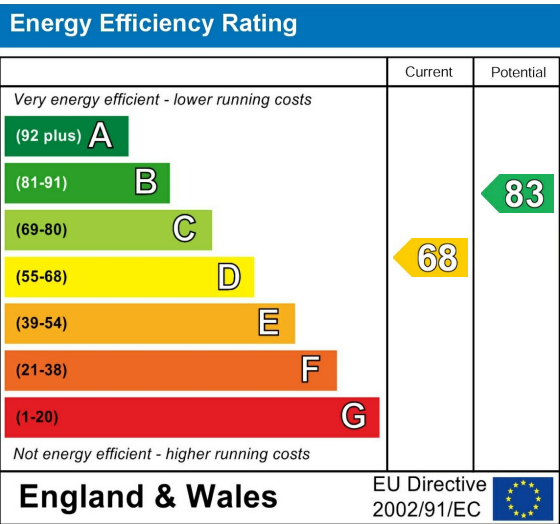
East Hampshire District Council  
Penns Place, Petersfield  
Hampshire, GU31 4EX

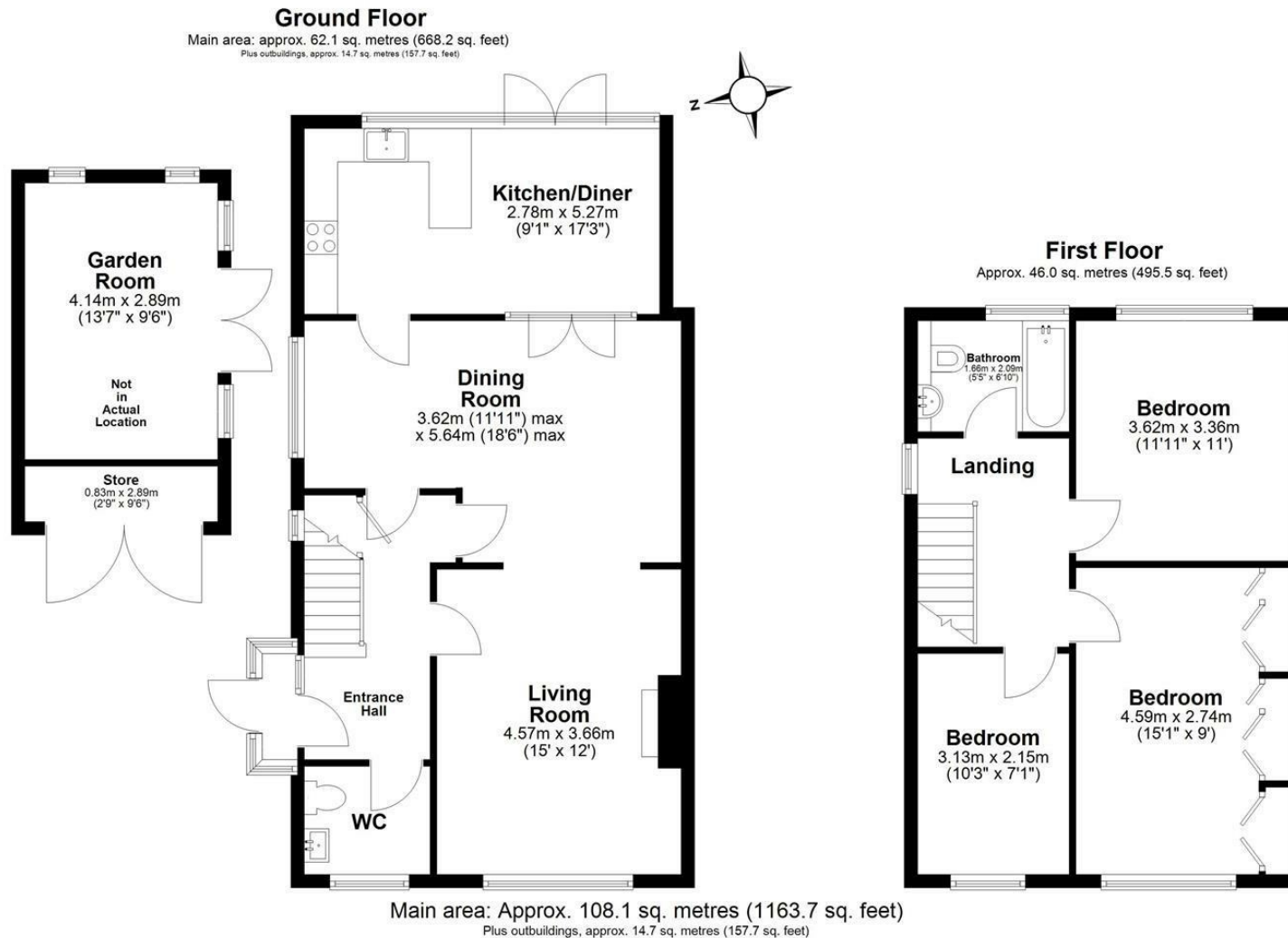
Additional Information

All main services

Tenure

Freehold





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## Williams of Petersfield

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