



Moggs Mead, Petersfield

Asking Price £830,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Moggs Mead, Petersfield

SOLD PRIOR TO MARKETING

Tucked away in a peaceful cul-de-sac within the ever-popular Moggs Mead, this beautifully presented four bedroom detached property offers space, style and a wonderfully private setting. Ideally placed for families, it's within walking distance of the town centre, mainline station and highly regarded schools, while still enjoying the quiet of its secluded position.

The welcoming entrance hall draws you into the heart of the home, a bright, open kitchen / dining room. Finished with classic shaker-style units, a central island and breakfast bar, this room is both practical and elegant, perfect for family meals or entertaining friends. French doors open directly onto the garden, while a separate utility room and side access add everyday convenience. The spacious living room, with feature fireplace and sliding patio doors, offers an inviting retreat, complemented by a versatile snug or study and a downstairs cloakroom.

Upstairs, two generous doubles with built-in wardrobes include a principal suite with en-suite shower room. Two further bedrooms and a stylish family bathroom complete the upstairs.

Outside, the garden is a real showpiece. South-facing and wrapping around two sides of the house, it offers a patio for dining and relaxation, a generous lawn, and mature hedging that ensures a high degree of privacy. The double garage, driveway and attractive frontage complete this inviting family home.

EPC - D

Council Tax - F



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, Tesco 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

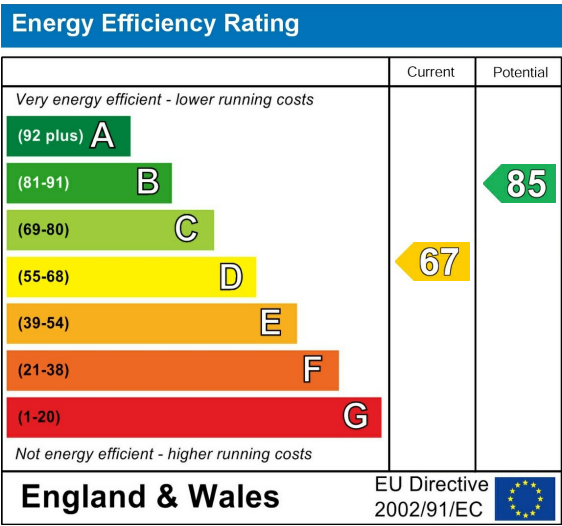
East Hampshire District Council
Penns Place, Petersfield
Hampshire, GU31 4EX
01730 266551

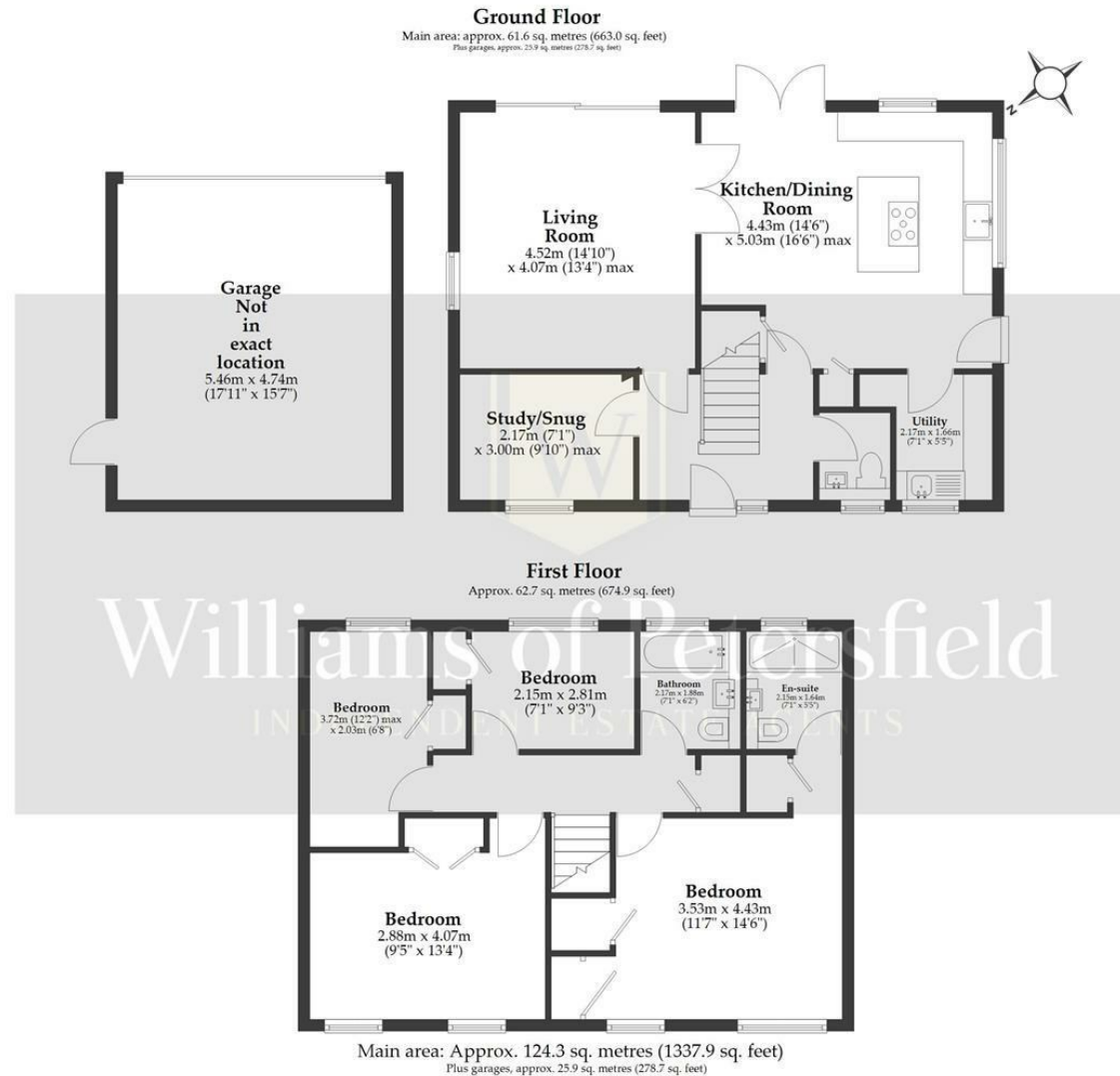
Additional Information

All main services

Tenure

Freehold





This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.

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 sight 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.