



Osborne Road, Petersfield

Asking Price £575,000



Williams of Petersfield
INDEPENDENT ESTATE AGENTS

Osborne Road, Petersfield

In the very heart of Petersfield, this beautifully presented Victorian home is brimming with character and charm. Thoughtfully extended and arranged over three floors, it offers generous space, three versatile reception rooms and a welcoming atmosphere that makes it as practical for family life as it is perfect for entertaining.

The front door opens into a welcoming hallway, leading to a bright family living room with a bay window and feature fireplace. From here, the house flows into a generous dining room, perfect for entertaining, and then through to a snug, a quiet retreat for reading, a playroom for children, or a private home office.

At the rear, the kitchen is a real highlight, skylights and garden views bring in wonderful natural light, while fitted cupboards, integrated appliances and a stable door to the garden make it both practical and inviting. A downstairs W.C. completes the ground floor.

Upstairs are three bedrooms, two generous doubles with built-in wardrobes, plus a family bathroom. The second floor offers a spacious double bedroom with Velux windows and far-reaching views over the rooftops and town.

Outside, the garden feels private and tranquil, with a pergola wrapped in mature wisteria, a lawn with stepping stones, and rear access. With permits for two cars and everything Petersfield has to offer just moments away, this is a rare chance to enjoy market town living.

Council Tax - C
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

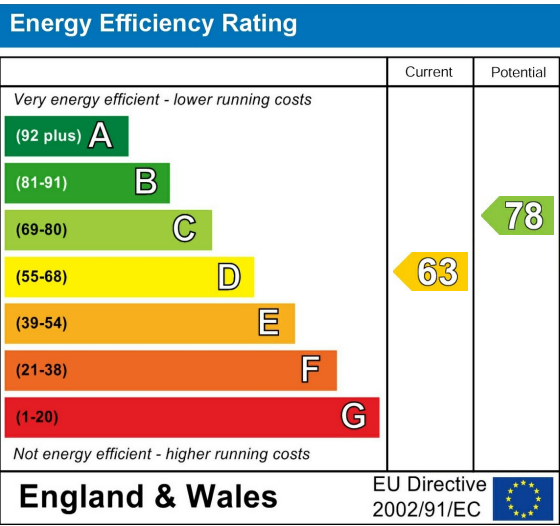
East Hampshire District Council
Penns Place, Petersfield
Hampshire, GU31 4EX

Additional Information

All main services

Tenure

Freehold





Total area: approx. 124.1 sq. metres (1335.7 sq. feet)

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.