

The Causeway, Petersfield

Offers In Excess Of £600,000

Williams of Petersfield

INDEPENDENT ESTATE AGENTS

The Causeway, Petersfield, GU31 4JT

Williams of Petersfield are pleased to present this four-bedroom detached home, set in a popular and well-regarded location within easy walking distance of The Petersfield School, the town centre, and the mainline train station. The property benefits from a private driveway and a well-maintained, front and rear landscaped garden.

As you enter the property, you are greeted by a spacious entrance hall, which gives access to the main living areas. To the right is the kitchen, fitted with a range of base and wall units and a beneficial breakfast table. To the left, there is a front-facing dining room, providing a comfortable and versatile living space.

To the rear of the property, the living room enjoys pleasant views over the garden and offers ample space for entertaining. This room leads through to the conservatory, which provides an additional seating area and a nice connection to the outdoors.

Upstairs, there are four well-proportioned bedrooms along with a family bathroom, which is fitted with a bath and overhead shower. The property includes three double bedrooms and a single bedroom, the latter of which could easily be used as a home office, study, or hobby room depending on your needs.

The rear garden has been thoughtfully landscaped by the current owners and offers a good degree of privacy. It features a patio area suitable for outdoor seating, a generous lawn, a large shed and a greenhouse for those with an interest in gardening. To the front, the property also benefits from a garden and a private driveway providing off-road parking.









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

Tenure
Freehold

Additional Information
All main services

EPC - D
Tax Band - E

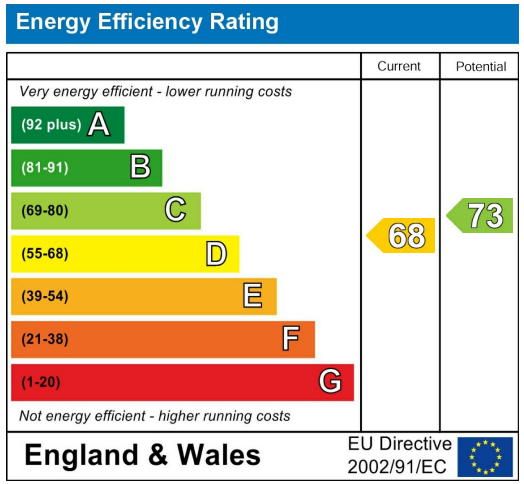




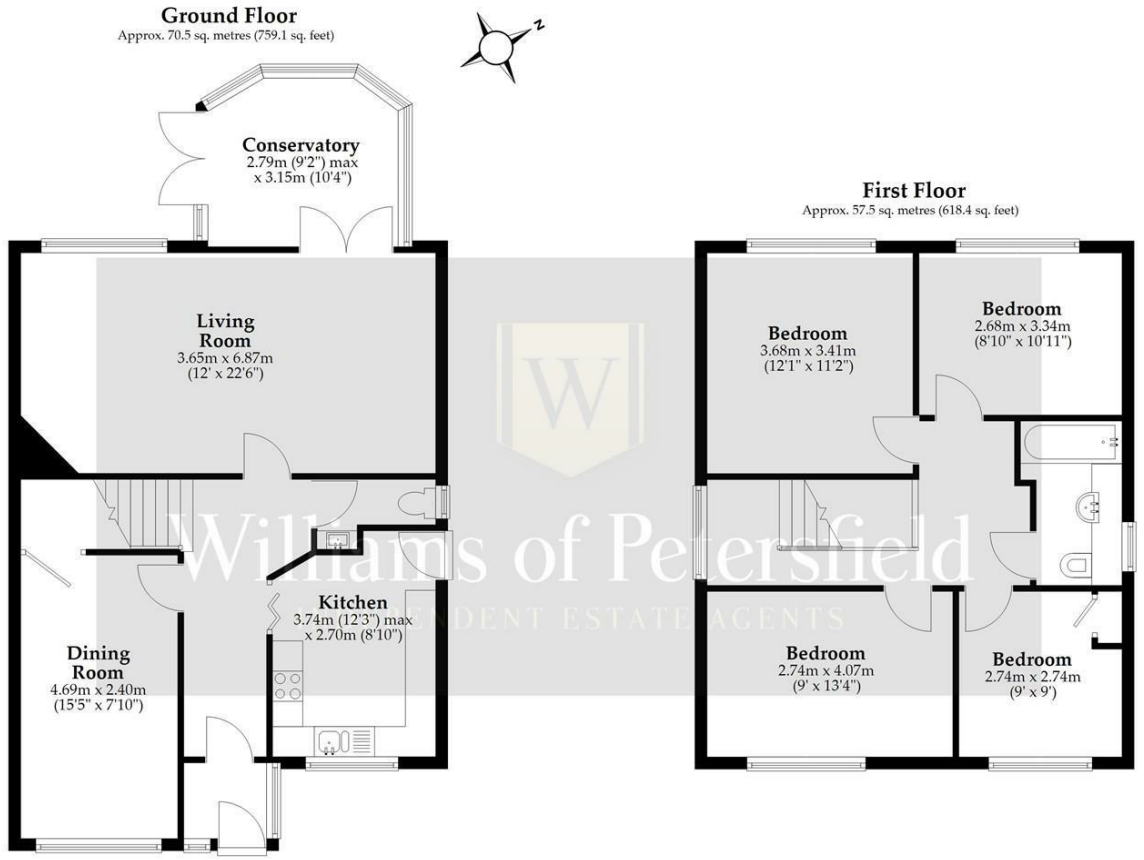








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Total area: approx. 128.0 sq. metres (1377.5 sq. feet)

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