



Durford Road, Petersfield

Price Guide £795,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Durford Road, Petersfield

Williams of Petersfield are delighted to present this exceptional five-bedroom home, beautifully renovated and finished to an impressive standard throughout. Offering generous living accommodation, stylish interiors and ample private off-road parking, this property is perfectly suited to modern family life. Ideally located just a short walk from Petersfield Heath and Pond, the property enjoys easy access to one of the town's most popular green spaces, perfect for walking, recreation and enjoying the outdoors.

The heart of the home is the stunning open-plan kitchen, dining and living space, thoughtfully designed to create a bright and sociable environment. Featuring integrated appliances, contemporary cabinetry and direct access to the landscaped garden, it is ideal for both everyday living and entertaining. A separate utility room and convenient downstairs W.C. add to the practicality.

The versatile ground floor also offers three spacious double bedrooms, including one with a modern en suite shower room, making it an excellent option for multi-generational living or those seeking single-level accommodation.

Upstairs, two further generous double bedrooms are complemented by a stylish family bathroom with both a bath and separate shower, while excellent storage is available throughout the home.

Outside, the beautifully landscaped rear garden provides a private and tranquil retreat, with a lawn, patio area and mature planting creating the perfect space for relaxing or al fresco dining.



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

EPC - D

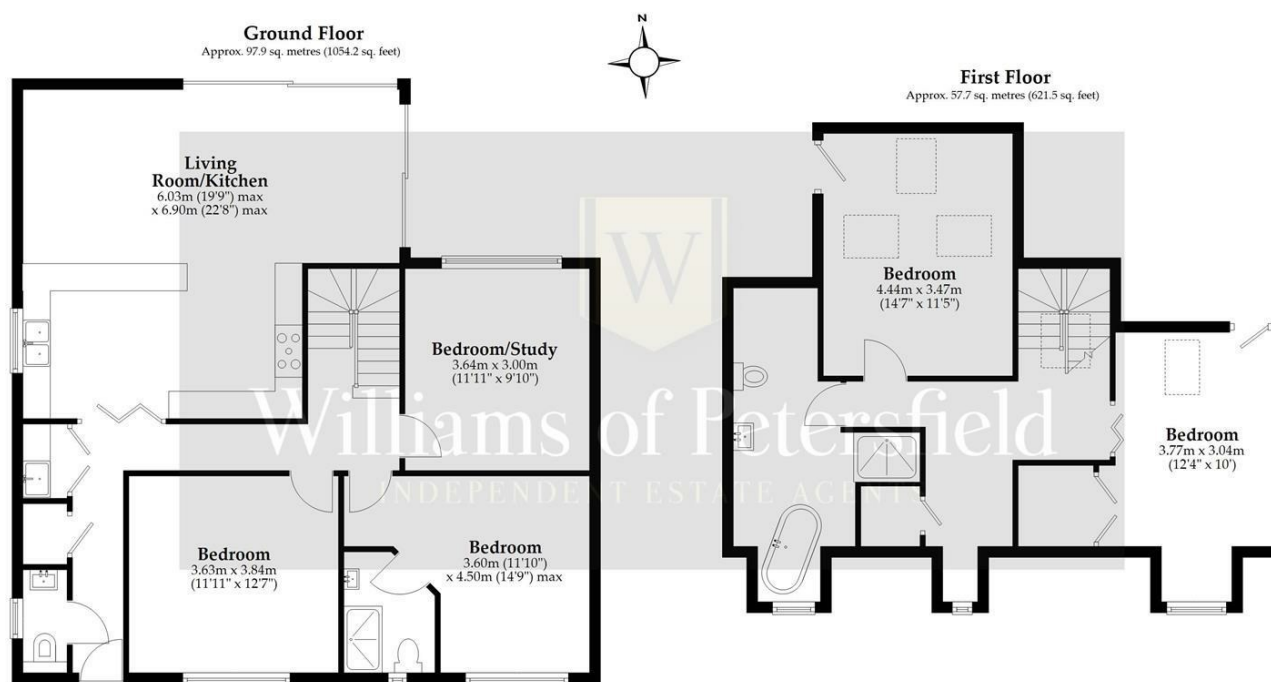
Tax Band - C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		76
(39-54) E	60	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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Total area: approx. 155.7 sq. metres (1675.7 sq. feet)

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