



Butser Walk, Petersfield

Price Guide £425,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Butser Walk, Petersfield

Williams of Petersfield are delighted to present this attractive three-bedroom home, ideally situated within the highly sought-after Herne Farm development. Conveniently located within walking distance of Petersfield town centre and well-regarded local schools, this property offers both comfort and practicality.

Upon entering the ground floor, you are welcomed by a handy downstairs W.C., with a spacious living room positioned straight ahead. This bright and generously sized reception area flows seamlessly into the kitchen/dining room, creating an ideal space for both relaxing and entertaining. The kitchen is thoughtfully designed, featuring a range of base and eye-level units, integrated appliances, and large doors opening into the conservatory, which provides additional versatile living space.

Upstairs, the first floor comprises three well-proportioned bedrooms, each benefiting from built-in storage. A modern family bathroom serves this level, along with additional storage options throughout.

Externally, the property boasts a beautifully landscaped rear garden, complete with a lawn and a patio area, perfect for outdoor dining and leisure. Further benefits include a garage and 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

Additional Information

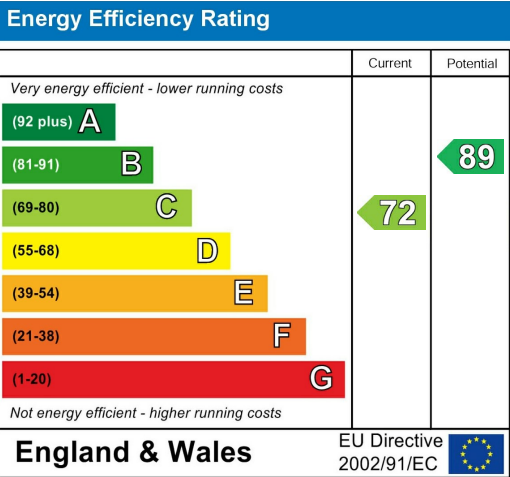
All main services

Tenure

Freehold

EPC - C

Tax Band - D



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Butser Walk, GU31

Approximate Gross Internal Area = 101.1 sq m / 1088 sq ft

Shed = 2.9 sq m / 31 sq ft

Total = 104.0 sq m / 1119 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Produced for Williams of Petersfield. (ID1130236)

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