



King George Mews, Petersfield

Price Guide £445,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

King George Mews, Petersfield

We are delighted to present this attractive three-bedroom mews home, ideally situated in the heart of Petersfield. Offering well-proportioned accommodation, an allocated parking space, and access to two shared visitor parking spaces, this home is perfectly suited to a variety of buyers.

Upon entering, the kitchen is positioned to the right, while the spacious living room lies directly ahead. Finished in contemporary grey and white tones, the kitchen features a range of stylish base and wall-mounted units, providing ample storage and workspace. The generous living room offers a comfortable setting for both everyday living and entertaining, with sliding doors opening onto a private courtyard. The ground floor also benefits from a convenient cloakroom, several useful storage cupboards, and a small side garden.

Upstairs, the property offers three bedrooms, comprising two generous double bedrooms and a third single bedroom that would make an ideal nursery, home office, or hobby room. The principal bedroom benefits from a modern en-suite shower room, while a well-appointed family bathroom with a shower over the bath serves the remaining bedrooms. Additional built-in storage further enhances the practicality of the home.

Ideally located within walking distance of Petersfield's mainline railway station, vibrant town centre, and well-regarded local schools, this attractive home combines convenience with comfortable modern living. Early viewing is highly recommended.



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

Tenure

Freehold

Additional Information

All main services
Tax Band - E
EPC - C



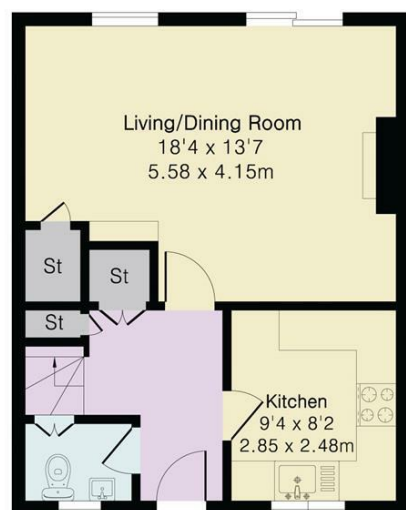
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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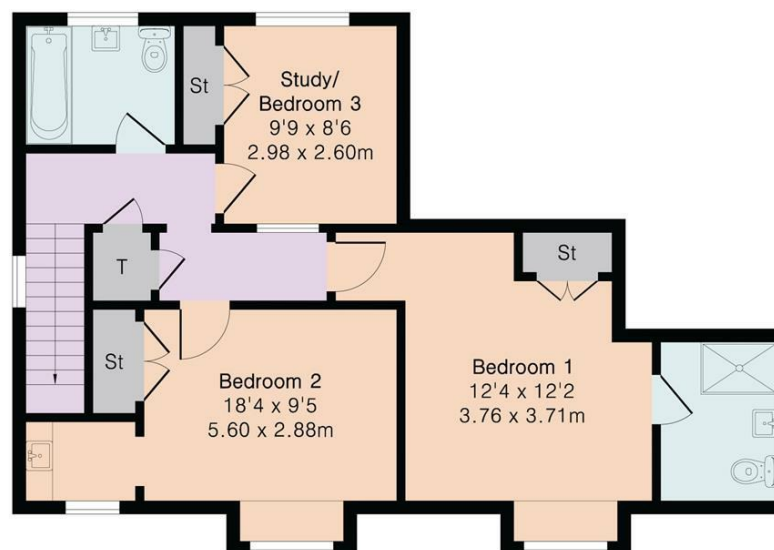
Approximate Gross Internal Area 1084 sq ft - 101 sq m

Ground Floor Area 429 sq ft – 40 sq m

First Floor Area 655 sq ft – 61 sq m



Ground Floor



First Floor

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