



2 Russell Way

PETERSFIELD | HAMPSHIRE | GU31 4LD

Wilson | Hill

Master Bedroom with En Suite Shower Room | 4 Further Bedrooms | Family Bathroom with Shower | Hall | Sitting Room | Large open plan Kitchen with Sitting and Breakfast Areas
Utility Room | Cloakroom | Integral Garage | Off Road Parking | Partly Walled Corner Plot Garden

Mileages: Petersfield Market Square 0.8 mile, Guildford 27 miles, Winchester 20 miles, Chichester 15 miles, Portsmouth 17 miles. Station at Petersfield 1 mile, A3 1.7 miles.



| Location

It is free range heaven for families, as Russell Way is just off the Sussex Road on the south eastern edge of Petersfield and within reasonably level walking distance of the town centre, many of the local schools and even the station. The house is especially close to the Heath with its wonderful walks and the Lake, or the Petersfield Pay and Play Golf Club.

Petersfield itself has a comprehensive range of shopping, recreational amenities and a mainline station with train services to London Waterloo in just over an hour. There is an excellent range of schools locally including Churchers, Bedales, Ditcham Park and in the state sector TPS.

The A3 provides good regional transport links to Guildford, the M25 and beyond London and to the south, the coastal city of Portsmouth with its ferry port. The other regional centres of Winchester and Chichester are all within reasonable driving distance, as are the harbours, beaches and creeks of the South Coast.

| The Property

2 Russell Way is a wonderful contemporary home imaginatively extended and modernised in 2016. It is well positioned in an unspoilt residential road on the south eastern edge of Petersfield close to the Lake and Heath.

The house has a large open plan lifestyle kitchen incorporating great working space with sitting and dining areas, a 'lantern' roof and bi-folding doors opening into the terrace/garden bringing the outdoors in. The well proportioned main reception room has a

lovely sunny aspect and lots of natural light floods in from large windows throughout the house. Upstairs there are five double bedrooms and two stylish bathroom/shower rooms (one en suite) and an airy landing. Well equipped for 21st Century living, there is fibre optic internet access available and a 'hive' system controlling the heating and hot water allowing remote access via an 'App'.





Outside

The property is well positioned in a corner plot. The garden is mainly to the rear and partially walled with an old apple tree and flowering pink cherry tree, along with several well stocked borders and an expanse of lawn providing a lovely rear aspect from the kitchen. A paved terrace runs across the back of the house and links into the kitchen via bi-folding doors, creating a versatile indoors/outdoors entertaining space. There is access either side of the house to the front and a useful area for storage with garden shed and space for wheelie bins.

The integral garage has an electrically operated roller door and provides good covered parking or storage space. There is an area of hardstanding outside the garage for other vehicles.



“ We love being in the town, yet feeling connected to the country via the Heath and having lots of natural light flooding into the house with all mod cons. ”



Directions to GU31 4LD

From the Market Square in Petersfield head along the High Street to the war memorial and turn right into Dragon Street. Carry on to the Texaco garage turning left into Sussex Road. Continue past the Lake and soon after turn right into Russell Way (opposite the Heath car park) and continue for approximately 100 metres and as the road bends right, Number 2 is the first house on your right.

Services: All mains services. Gas fired heating and hot water

Local Authority: East Hampshire District Council, www.easthants.gov.uk, 01730 266551

Council Tax: Band F

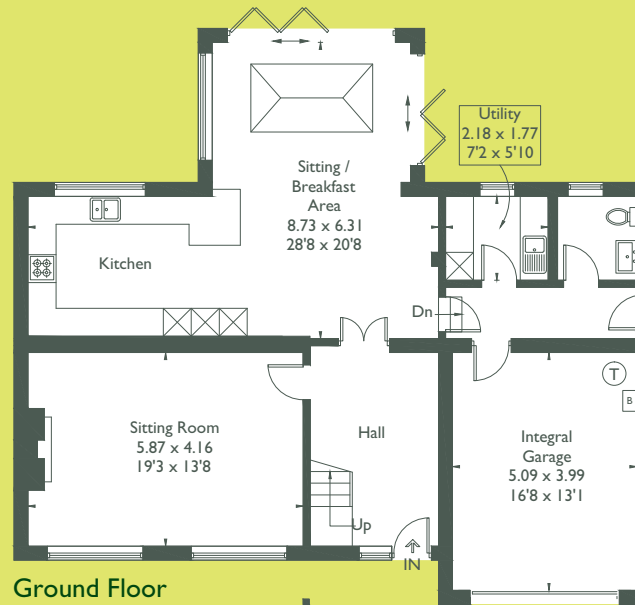
EPC: D63

Wilson Hill have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Maps and plans shown as a guide only.

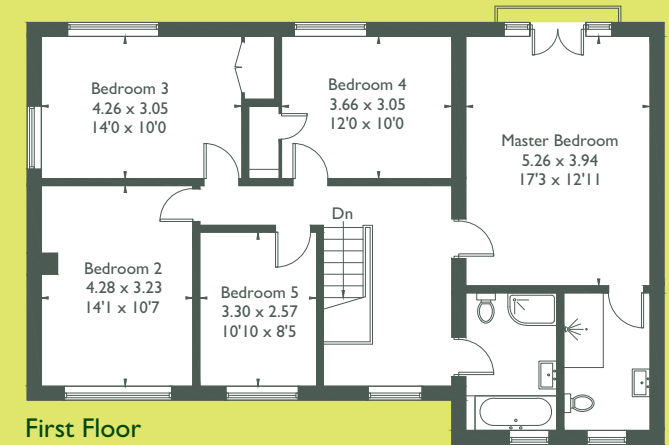
Details and photographs dated March 2018.

Viewing strictly by appointment

Approximate Gross Internal Area = 218.6 sq m / 2353 sq ft
(Including Garage)



Ground Floor



First Floor

FLOORPLANZ © 2018 0203 9056099 Ref: 205800

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



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