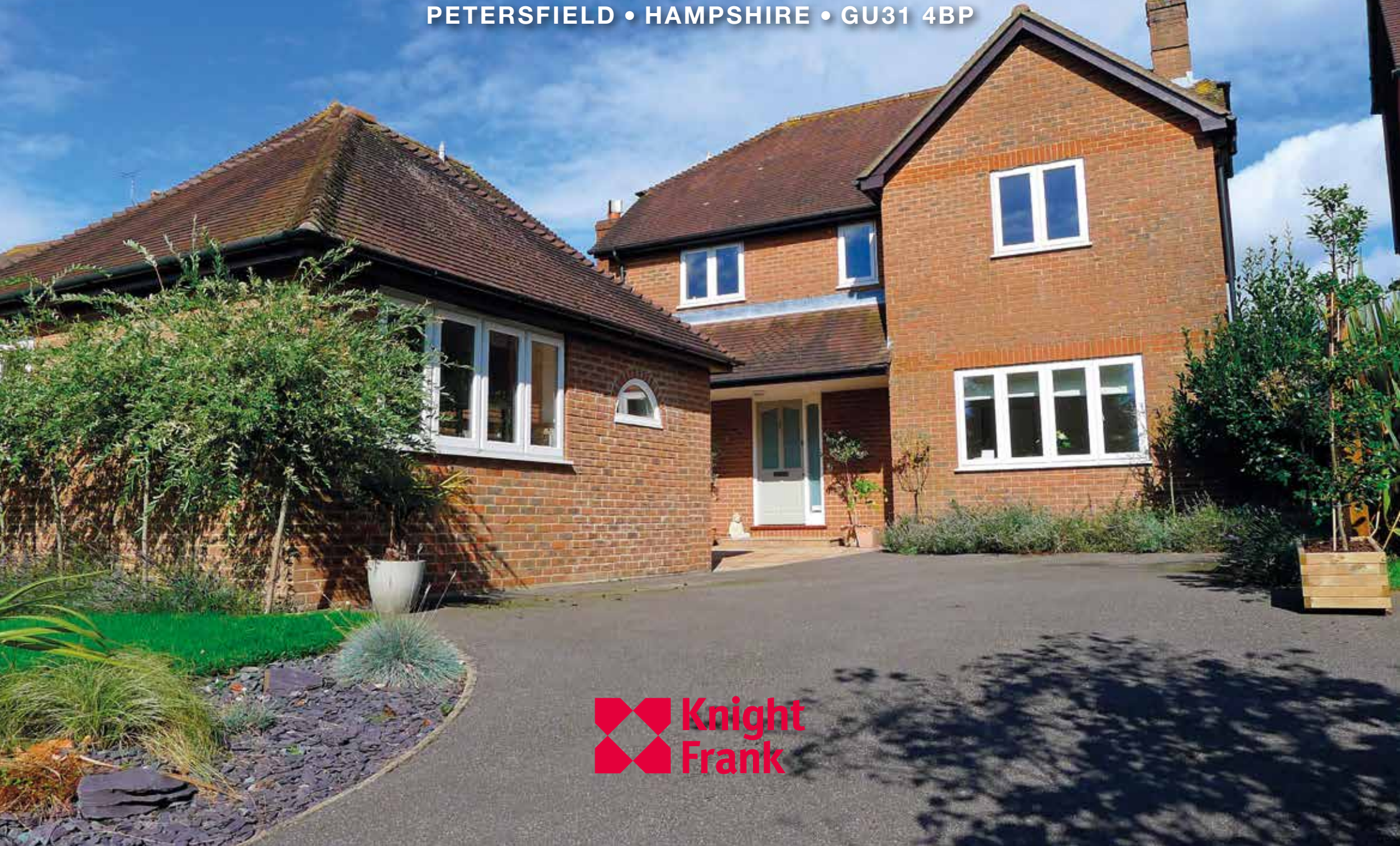


29 LOVE LANE

PETERSFIELD • HAMPSHIRE • GU31 4BP



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A striking and modern family home, on a quiet road within easy reach of Petersfield town centre and mainline station.

Petersfield - 1.5 miles (London Waterloo 66 minutes)

Liss - 4 miles (London Waterloo 66 minutes)

Liphook - 7.5 miles (London Waterloo 64 minutes)

Midhurst - 9.5 miles

Haslemere mainline station - 13.5 miles

(London Waterloo 56 minutes)

Chichester - 16 miles

Guildford - 26 miles

London - 57 miles

(Distances and times are approximate)

Accommodation and Amenities

Entrance hall • Sitting room • Family room • Kitchen/Dining room
Play room • Study • Utility Room • WC

Master bedroom with en suite shower room

Three double bedrooms • Family bathroom

Double garage/studio

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.





Situation

29 Love Lane is situated in a very-sought after road in Petersfield, walking distance to Petersfield mainline station and town centre.



Communications are excellent with the A3 providing fast and direct road access to London, the M25, the international airports of Gatwick and Heathrow as well as the south coast. Journey times on the A3 have been greatly improved since the opening of Hindhead tunnel in summer 2011.



The surrounding area has an excellent choice of schools, including Highfield and Brookham schools at Liphook, St Edmund's, The Royal Junior School and Amesbury at Hindhead, The Royal Senior School and St Ives in Haslemere, Ditcham Park and Churcher's College at Liphook and Petersfield as well as Bedales at Steep. There are also the highly regarded state schools nearby, Bohunt School in Liphook, Midhurst Rother College and The Petersfield School.



The surrounding countryside is beautiful and provides many excellent opportunities for walking and riding, with an array of wonderful footpaths and bridleways within a very short drive.

29 Love Lane

The property is a striking modern house which has been upgraded to a very high standard with well-proportioned rooms, high ceilings and good sized windows, creating a great feeling of natural light and space throughout.

The kitchen/breakfast room has a beautiful vaulted ceiling with fitted units, and leads onto the family room, which in turn has double doors leading onto the garden and sun-terrace. 29 Love Lane benefits from being moments away from Petersfield town centre, yet sits in a private, quiet position.

There are four bedrooms on the first floor, one of which has an ensuite shower room. The two bedrooms at the front of the property benefit from lovely views across the South Downs. To the ground floor are a sitting room, family room, kitchen/breakfast room leading onto a utility room and playroom, with a further study and cloakroom.

The property also includes an immaculate studio, ideal as a generous home office/art studio.

Gardens and Grounds

29 Love Lane is approached via a shared driveway with private parking for several cars. The garden is mainly laid to lawn and can be accessed via the side gate or through the double doors from the sitting room. The rear garden benefits from a small decked area, perfect for entertaining as well as well-maintained landscaped lawn surrounded with shrub borders. The gardens are private, secluded, and low maintenance.

Services

We are advised by our clients that the property has mains water, electricity, drainage and gas-fired central heating.

Directions (GU33 7PQ)

From London, take the A3 southbound passing Guildford and continue through the Hindhead tunnel for roughly a further 14 miles. Taking the exit signposted A272 Peterfield/Midhurst and continue on this road to the roundabout. Take the first exit onto A272/ London Road for 0.2 miles turning right onto Pulens Lane/B2199, to which Love Lane is located 0.2 miles on the right hand side. Number 29 is roughly 50 yards on the right hand side.

Viewings

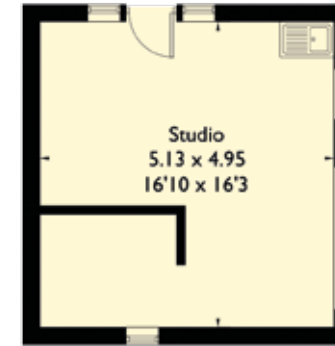
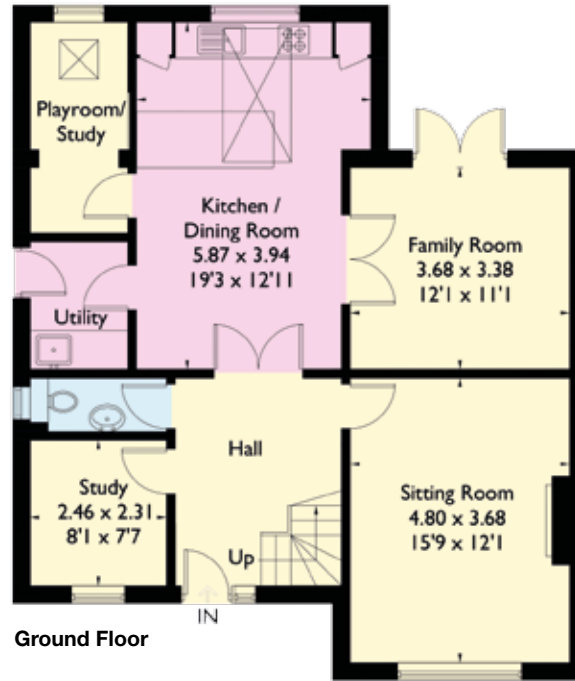
All viewings are strictly by prior appointment with Knight Frank.

Local Authority

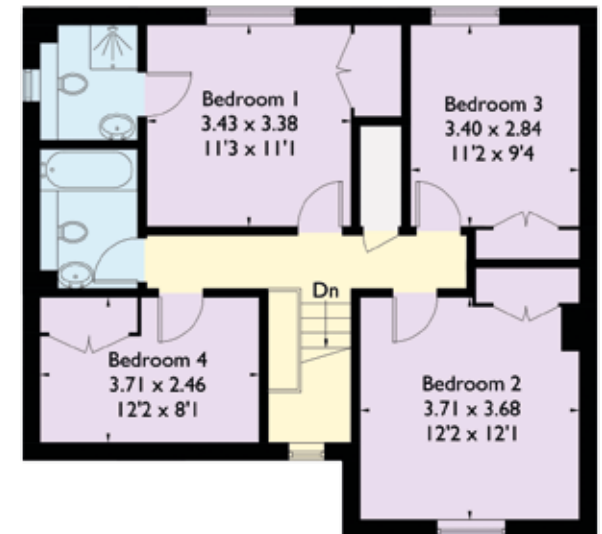
East Hampshire District Council – 01730 266 551

Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All other items, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.



(Not shown in actual location/orientation)



Approximate Gross Internal Floor Area

Main House: 151.7 sq.m / 1633 sq.ft (Excludes Void)

Studio: 25.5 sq.m / 274 sq.ft

Total: 177.2 sq.m / 1907 sq.ft

This plan is for layout guidance only. 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.



01428 770 560

1 West Street, Haslemere
Surrey GU27 2AB

haslemere@knightfrank.com

KnightFrank.co.uk

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