



Woodcroft Mews, Petersfield

**Offers Over £475,000**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS

## Woodcroft Mews, Petersfield

Introducing a gem nestled in the heart of Petersfield, yet secluded within Woodcroft Mews. Step into this remarkable three-bedroom townhouse and immerse yourself in its charm and convenience, being only a stones throw from Petersfield mainline train station.

As you step through the inviting porch, you're greeted by a welcoming ambiance that fills every corner of the home. To your right, a modern kitchen awaits, complete with a south-facing window and a convenient breakfast bar, offering ample storage solutions.

Continue onwards to the expansive living/dining area, adorned with beautiful wooden flooring, providing abundant space for relaxation and entertainment. A conveniently located W.C. completes this floor.

Ascend to the first floor, where two spacious bedrooms await. The primary bedroom, currently serving as a hobby room, offers views of the garden and ample built-in wardrobe space. The third bedroom also features built-in wardrobes, maximizing functionality, completed with a contemporary family bathroom.

The second floor offers another double bedroom and a spacious ensuite, offering a sanctuary of comfort and luxury. Step through the patio doors onto the garden, where a blend of patio and turfed area awaits, alongside an outdoor workspace, providing an idyllic retreat for relaxation or productivity. There are two allocated parking spaces available as well as an electric car charger.

EPC - C

Council Tax - D



## 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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>	<b>79</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

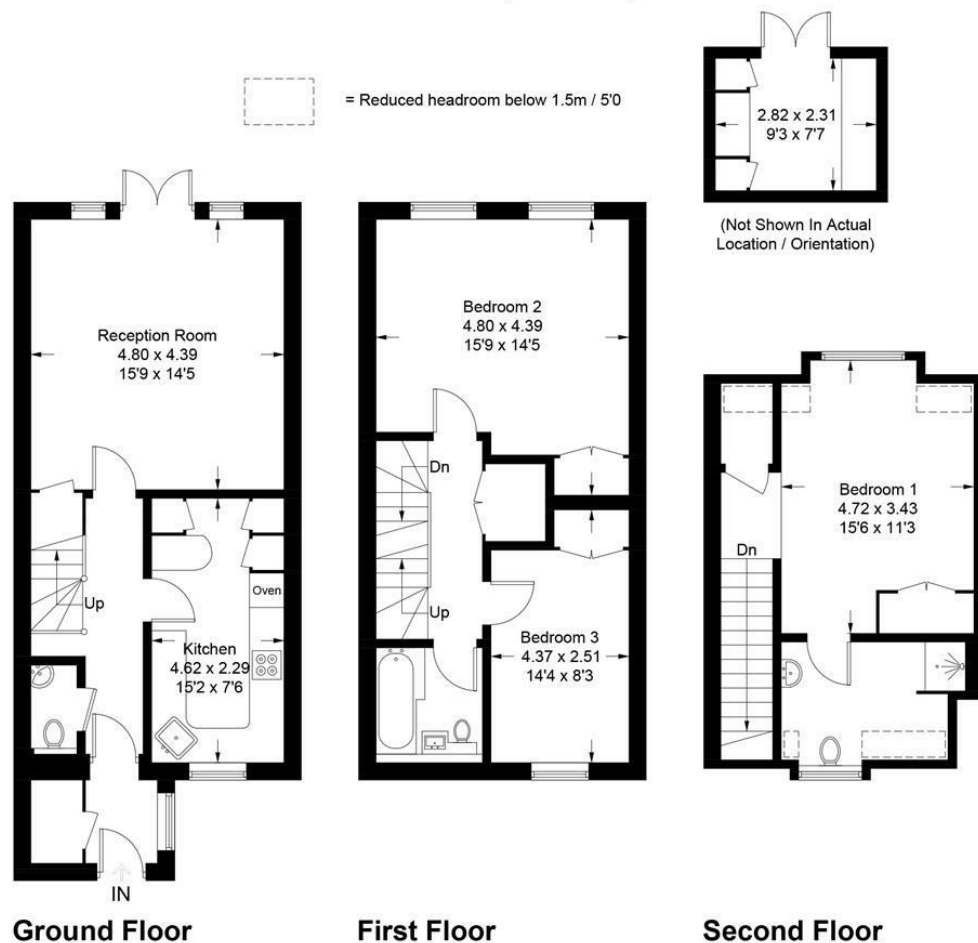


# Woodcroft Mews, GU32 3FE

Approximate Gross Internal Area = 116.6 sq m / 1255 sq ft

Outbuilding = 6.4 sq m / 69 sq ft

Total = 123.0 sq m / 1324 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. (ID1059699)

## Williams of Petersfield

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