



Fern Close, Petersfield

Offers Over £450,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Fern Close, Petersfield

Experience the best of modern living in our delightful three-bedroom detached house tucked away on Fern Close, Petersfield. Just a short walk from Petersfield leisure centre and conveniently close to schools, this property offers a contemporary lifestyle in a prime location.

Upon entry, you'll be greeted by a spacious hallway featuring practical under stair storage, perfect for the needs of a busy family. The heart of this home is the open-plan kitchen/living area, boasting impressive high ceilings and floods of natural light, creating a fresh and inviting atmosphere. The kitchen is designed with neutral colours, plenty of cupboard space, and a spacious dining area, making it ideal for hosting gatherings or enjoying family meals.

The ground floor includes two double bedrooms and a pristine family bathroom, all designed with modern convenience in mind. Upstairs, the main bedroom features built-in wardrobes, an en-suite bathroom with a wonderful free standing bath.

Enjoy your south facing garden with a small patio area for seating. With additional storage options and gated access, this home is perfectly suited for young families seeking a move-in ready property with ample space inside.

EPC - B
Council Tax - E



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) A | 85 | 86 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |



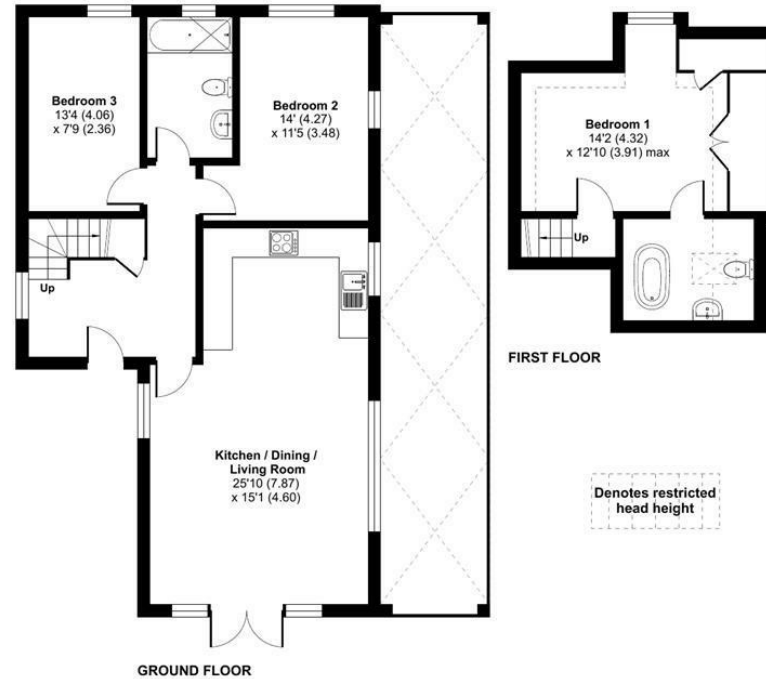
Fern Close, Petersfield, GU31

Approximate Area = 986 sq ft / 91.6 sq m

Limited Use Area(s) = 93 sq ft / 8.6 sq m

Total = 1079 sq ft / 100.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Williams of Petersfield. REF: 1126277

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