



Russell Way, Petersfield

**Offers Over £900,000**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS

# Russell Way, Petersfield

Discover an exceptional opportunity on the sought-after Russell Way, discreetly located off Sussex Road. This home offers a peaceful setting with the picturesque lake nearby, providing a serene retreat from the main road's bustle. Enjoy the best of both worlds with this prime location being a short walk away from both Petersfield town centre and mainline train station.

As you approach, the eye-catching front windows immediately draw attention, setting this home apart. Step inside to an incredibly bright and spacious hallway that leads to an expansive living room with double-aspect windows and doors. The living area boasts a charming fireplace, ideal for a log burner, seamlessly flowing into a cosy snug area that can double as a formal dining space.

The heart of the home is the beautifully designed kitchen, featuring sleek grey cabinetry, wooden worktops, and stunning wooden floors that extend throughout the house. Enjoy your mornings at the kitchen table, with skylights and garden views creating the perfect breakfast nook.

Convenience is key with a downstairs utility room and a W.C., along with direct access to the garage. Upstairs, the property offers four bedrooms. The first bedroom includes built-in wardrobes and an ensuite shower room. The second bedroom is a spacious double, and the remaining two bedrooms also feature built-in wardrobe space, all complemented by a family bathroom.

The garden is a family paradise with a designated seating area, a large lawn, a shed, and a single garage. The driveway accommodates multiple cars, adding to the convenience.

EPC - C  
Council Tax - F



## 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>			
(81-91) <b>B</b>			<b>84</b>
(69-80) <b>C</b>		<b>72</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	



## Russell Way, Petersfield, GU31

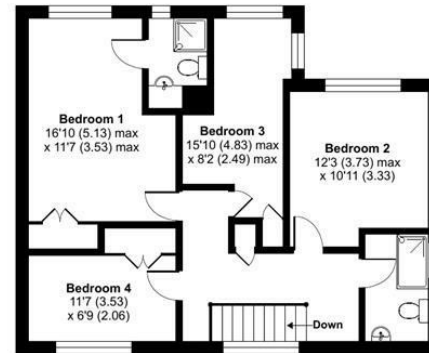
Approximate Area = 1687 sq ft / 156.7 sq m

Garage = 158 sq ft / 14.7 sq m

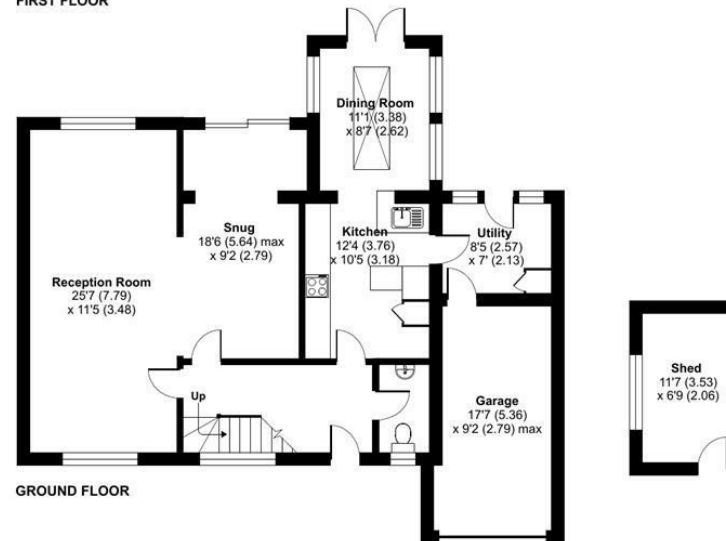
Outbuilding = 82 sq ft / 7.6 sq m

Total = 1927 sq ft / 179 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Williams of Petersfield. REF: 1135871

### Williams of Petersfield

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