



Grenehurst Way, Petersfield

Offers Over £825,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Grenehurst Way, Petersfield

Welcome to an unparalleled living experience in the heart of Petersfield, nestled in the 'The Village', Grenehurst Way. This fantastic home, tucked away in your own private corner, features a sweeping driveway that easily accommodates four cars, ensuring convenience and privacy.

Step inside to a bright and airy dining room that seamlessly flows into a well-appointed kitchen, complete with abundant cupboard space. The spacious reception room is a true highlight, beautifully merging with a conservatory that offers stunning views of your private garden. The ground floor also boasts a utility/garage with its own entrance, plumbing facilities, and direct garden access, alongside a convenient downstairs W.C.

Upstairs, the landing leads to a versatile smaller bedroom currently used as a study, a cosy third double bedroom, and two additional generous double bedrooms. The first bedroom is a sanctuary, featuring ample built-in wardrobes and an en-suite shower room. A family bathroom completes the upstairs.

The enchanting garden is a private oasis, enclosed and lush with established greenery, offering a hidden retreat. Spend your days tending to your garden or enjoying alfresco dining on the patio.

Council Tax - F
EPC - D
Awaiting probate



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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Grenehurst Way, GU31 4AZ

Approximate Gross Internal Area = 135.4 sq m / 1457 sq ft
(Including Garage)



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Produced for Williams of Petersfield. (ID1096017)

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