



Grenehurst Way, Petersfield

£2,300 Per Month



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Grenehurst Way, Petersfield

Available from mid / late September, this fantastic unfurnished, four bedroom home, built in the 1980's, situated in the highly desirable and sought after location, Grenehurst Way, sometimes referred to as The Village. This property is a stone's throw from Petersfield Town Centre and only short walk from the mainline train station with access to London Waterloo.

On entering the property the dining room has been opened up into the hallway offering a more open plan space. Off to the right hand side, the modern kitchen with fridge freezer, dishwasher and washing machine offers a variety of kitchen units and ample storage space. The generously proportioned living room spans the full width of the property and offers lovely views out into the predominantly west facing garden. The fireplace creates a nice focal point during the colder months of the year whereas the conservatory allows the living space to be extended through to the garden during the warmer weather.

On the first floor, the sizeable master bedroom has built in storage units and shower en-suite whilst the second bedroom would make a great guest bedroom and also benefits from built in storage. Bedroom three and four would be best suited for a single bed or used as home office or study space.

The easy to maintain garden offers a lovely patio space with the seating area protected by an awning for those particularly hot summer days. The borders of the garden are lined with a variety of flowers, mature shrubs and hedging, however to reduce any concerns regarding upkeep, a gardener will be included with the rental. A potting shed at the end of the garden is a great addition for those who would like to be a little more involved with the garden.

The property benefits from off road parking for two cars to the side of the property within a private car park shared with the neighbours. The garage has a remote up and over door as well as side door access from the garden.

No Pets
Council Tax Band - E
EPC - 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; Bedales, 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. Petersfield is a historic market town which also offers a wide range of cultural attractions such as the Petersfield Music Festival, as well as good sporting facilities, and many organisations and clubs.


Local authority

East Hampshire District Council
Penns Place, Petersfield
Hampshire, GU31 4EX
01730 266551

Additional Information

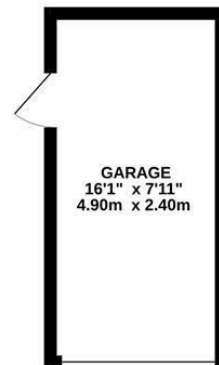
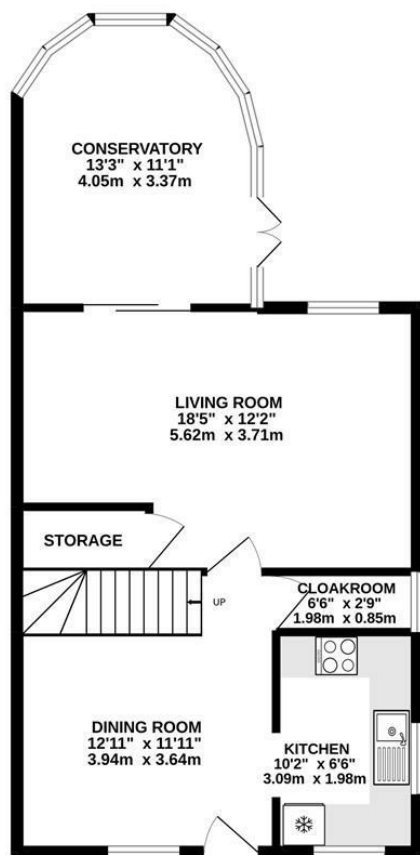
All main services

Energy Efficiency Rating

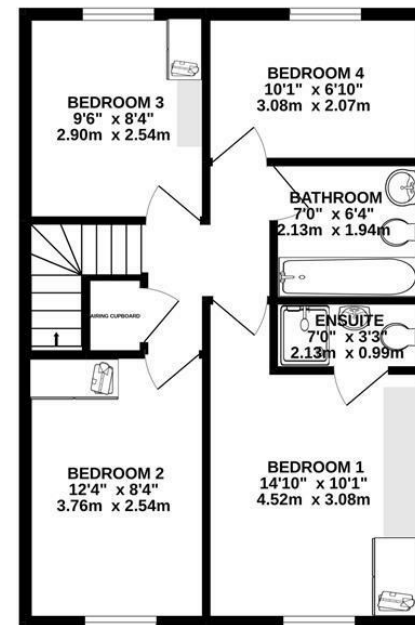
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
724 sq.ft. (67.3 sq.m.) approx.



1ST FLOOR
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 1241 sq.ft. (115.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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