



Cranford Road, Petersfield

**Price Guide £475,000**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS

## Cranford Road, Petersfield

A generously sized four-bedroom semi-detached house, renovated in 2018, features stylish and contemporary interiors throughout. Perfectly positioned near schools and within walking distance of Petersfield town centre.

On the ground floor, you'll find an inviting entrance porch, a hallway, a bright sitting room with an electric wood burner, a kitchen/breakfast room, a conservatory with underfloor heating, and a convenient cloakroom with a WC.

The first floor includes three bedrooms and a family bathroom equipped with both a bath and a shower. The top floor offers a versatile bedroom with an adjoining study or dressing area.

Outside, the property provides off-street parking at the front, while the rear boasts a charming garden primarily laid to lawn and enclosed by panel fencing.

Council Tax - C  
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; 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

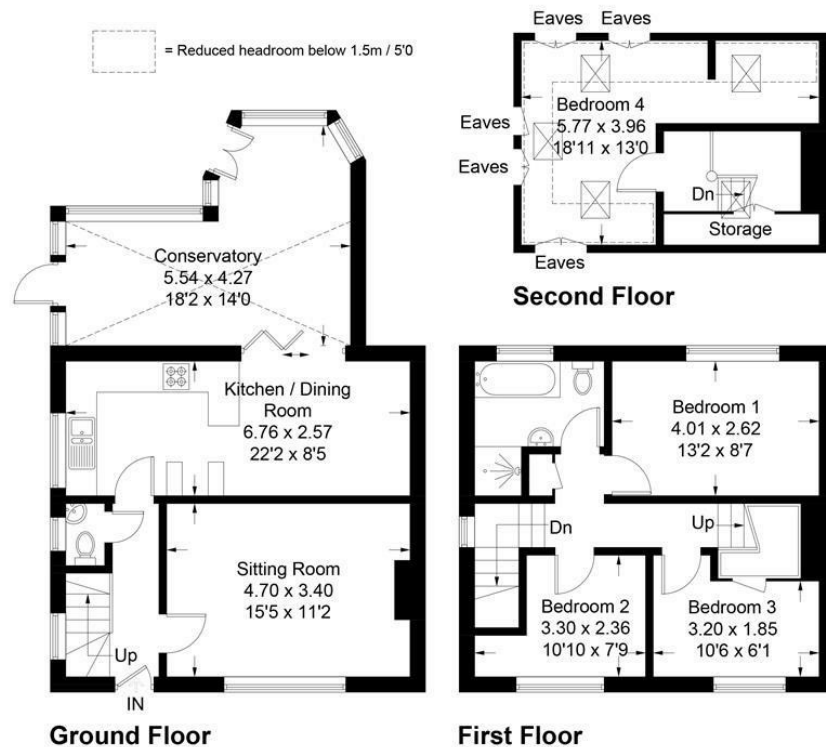
Freehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(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	



## Cranford Road, Petersfield, GU32

Approximate Gross Internal Area (Excluding Void) = 120.3 sq m / 1295 sq ft



PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2019.

### Williams of Petersfield

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