



The Causeway, Petersfield

**Price Guide £625,000**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS



# The Causeway, Petersfield

Welcome to The Caretakers House. A substantial four bedroom house on The Causeway. This prime location is close to the heart and community of Petersfield . A short stroll from the town centre, the railway station and extremely convenient for the Petersfield Secondary School ( awarded Ofsted outstanding 2024). The position is excellent for commuting, family life and those who wish to live with less car dependence.

The entrance hallway is generously sized and filled with storage options under the stairs. To the left, you'll find the first reception room, complete with built-in storage and a feature fireplace. Adjacent is a versatile study/playroom with garden access through the French doors.

The expansive kitchen/dining room is the heart of the home, featuring double-aspect windows, solid oak floorboards, a log burner, ample cupboard and worktop space. The utility area blends seamlessly, offering additional storage, built in pantry, plumbing and garden access.

Upstairs, the vast landing provides room for a potential staircase to the loft which is currently a boarded open space, subject to planning permission. This floor hosts four well-proportioned bedrooms, the first bedroom is currently a wonderful double with built in wardrobe space. The second and third are double bedrooms with one enjoying built in storage space. Finally, the fourth bedroom is a small double, this floor is completed with a family bathroom.

The west-facing garden is private and spacious, featuring a patio area, vegetable patch, and a shed equipped with electric. With multiple water butts and green cones to complement the vegetable garden. The garage, accessible from both the driveway and garden, is currently used as a workshop with additional loft storage.

The property boasts a spacious driveway with ample parking for several cars.

Do not miss the opportunity to view, call the office to be one of the first to see it!

Council Tax - C  
EPC - C





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

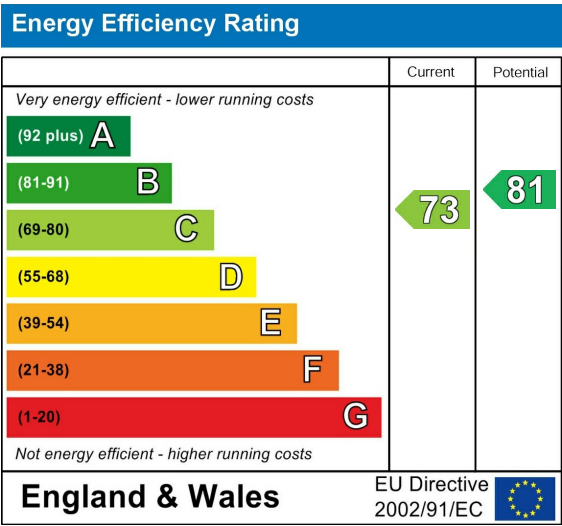
East Hampshire District Council  
Penns Place, Petersfield  
Hampshire, GU31 4EX  
01730 266551

Additional Information

All main services

Tenure

Freehold



# The Caretakers House, GU31 4JT

Approximate Gross Internal Area = 128.6 sq m / 1384 sq ft

Garage / Outbuilding = 30.7 sq m / 330 sq ft

Total = 159.3 sq m / 1714 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
Produced for Williams of Petersfield. (ID1108144)

## Williams of Petersfield

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