



Weald Way, Petersfield

Asking Price £525,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Weald Way, Petersfield

Discover this wonderful semi-detached 3-bedroom home, ideally located on Weald Way, Petersfield. Built in 2018, this modern property is just a short walk from Petersfield town centre and offers easy access to scenic walking routes, including Buriton and Butser Hill. Commuters will love the convenience of Petersfield's mainline train station, with access to London Waterloo.

Inside, the house has been tastefully decorated with charming colours and a welcoming atmosphere. The spacious entrance hall leads to a well-appointed kitchen, flowing seamlessly into a delightful living room with an electric fire and clever built-in storage. French doors open to your private garden, offering an ideal space for entertaining. A downstairs W.C. and under-stair storage provide added convenience.

Upstairs, a spacious landing leads to three bedrooms. The principal double bedroom boasts built-in wardrobes and an en-suite shower room. The second bedroom is a comfortable double, while the third offers flexibility as a single room or study, with additional wardrobe space. A modern family bathroom completes the upper floor as well as further storage.

Outside, the sun-drenched garden features a patio, stepping stones to a decked area, a side door to your garage and access to your driveway. The vendors have installed owned solar panels in 2023 along with a battery and car charging point.

Viewing is highly recommended!

Council Tax - D
EPC - B
Service Charge £555.04 annually



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

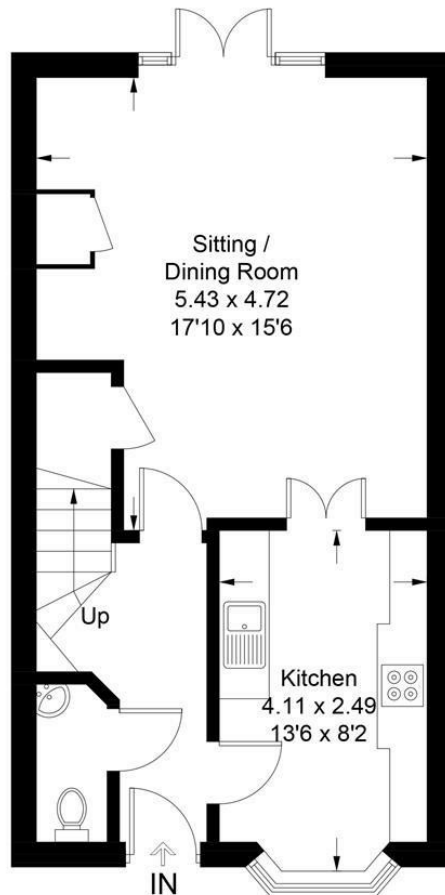
Freehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

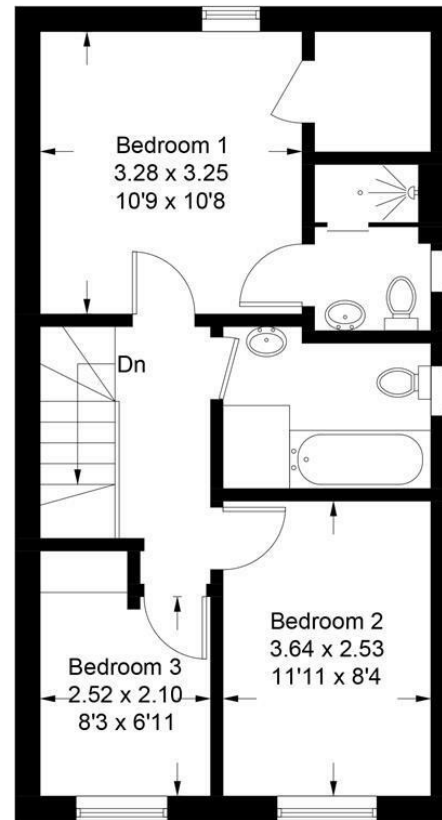


Weald Way, GU31

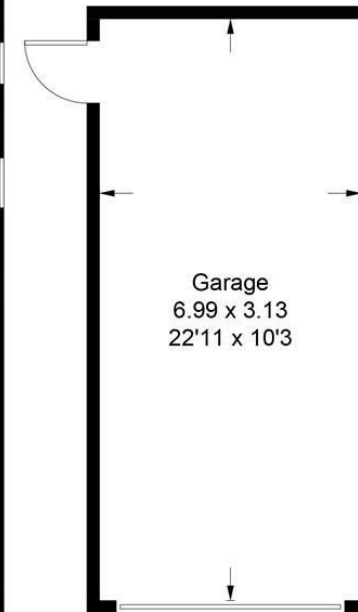
Approximate Gross Internal Area = 87.4 sq m / 941 sq ft
Garage = 22.0 sq m / 237 sq ft
Total = 109.4 sq m / 1178 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Produced for Williams of Petersfield. (ID1132438)

Williams of Petersfield

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