



Plough Lane, Petersfield

Price Guide £625,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Plough Lane, Petersfield

Step inside this breath-taking four-bedroom home and prepare to fall in love. Flawlessly extended and beautifully renovated, this stunning semi-detached property offers a seamless blend of elegance, comfort, and modern living. Every detail has been thoughtfully designed, with soft, stylish tones throughout and high-end finishes. Perfect for families or anyone wanting to be within walking distance of town, this is a rare opportunity to secure a dream home in the heart of Petersfield.

From the moment you step into the welcoming entrance hall, you'll feel at home. The charming living room provides the perfect retreat for quiet moments, while the heart of the home is the spectacular open-plan kitchen and dining space. This luxurious area features a stunning sage green kitchen, a central island, and a built-in storage bench, maximizing both style and practicality. The extension seamlessly flows into a bright and airy family room with wooden flooring, ideal for morning coffee or evening wine, with French doors opening onto the beautiful peaceful garden.

Upstairs, the spacious landing leads to four delightful bedrooms, the first bedroom enjoys an en-suite shower room and fitted wardrobes. A modern family bathroom completes the upstairs.

The garden is a perfect extension of the home, with a stylish patio and a well-maintained lawn, all effortlessly connected through elegant French doors, perfect for entertaining in the summer. A garage with side access door and driveway complete this outstanding home.

We are anticipating high interest levels, early viewing is highly recommended.

EPC - B
Council Tax - D
Management charge - £375 per annum



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

Additional Information

All main services

Tenure

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A	84	
(81-91) B		
(69-80) C		
(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	



Plough Lane, GU31

Approximate Gross Internal Area = 104.0 sq m / 1119 sq ft
Garage = 21.6 sq m / 232 sq ft
Total = 125.6 sq m / 1351 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. (ID1166507)

Williams of Petersfield

6 - 8 College Street, Petersfield, Hampshire, GU31 4AD

01730 233333 sales@williamsopetersfield.co.uk www.williamsopetersfield.co.uk

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