



Princes Road, Petersfield

**Price Guide £470,000**



**Williams of Petersfield**  
INDEPENDENT ESTATE AGENTS

# Princes Road, Petersfield

This beautifully presented three-bedroom semi-detached period home offers charm & character in an ideal location, Princes Road. Situated for easy access to the A3 while remaining within walking distance to Petersfield town centre & mainline train station.

The property boasts a private driveway and a welcoming entrance hallway with under-stair storage. The elegant living room features a delightful bay window and a fireplace. To the rear, an impressive extended kitchen/dining room is bathed in natural light from skylights and French doors, opening onto a decking area. A central island offers ample storage as well as a larder/utility room. The ground floor is completed by a family bathroom.

Upstairs, you'll find two generous double bedrooms, both with built-in wardrobes, alongside a versatile third bedroom, perfect as a single room or home office.

The beautifully maintained garden is a true highlight, featuring a tranquil pond, a lovely seating area on the decking, and a walkway leading to a handy storage shed, as well as a side access gate.

Probate granted.

EPC - D

Council Tax - 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

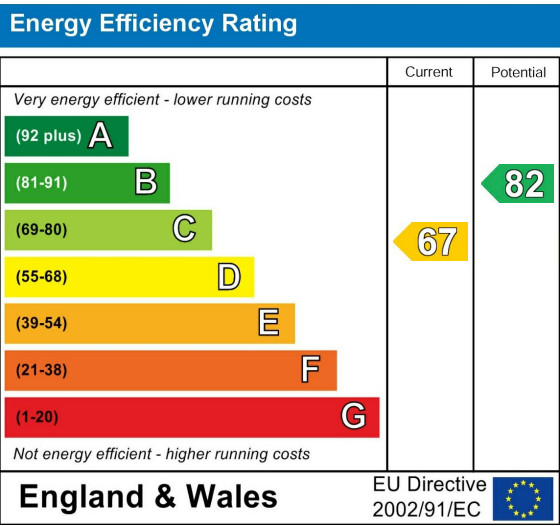
East Hampshire District Council  
Penns Place, Petersfield  
Hampshire, GU31 4EX

Additional Information

All main services

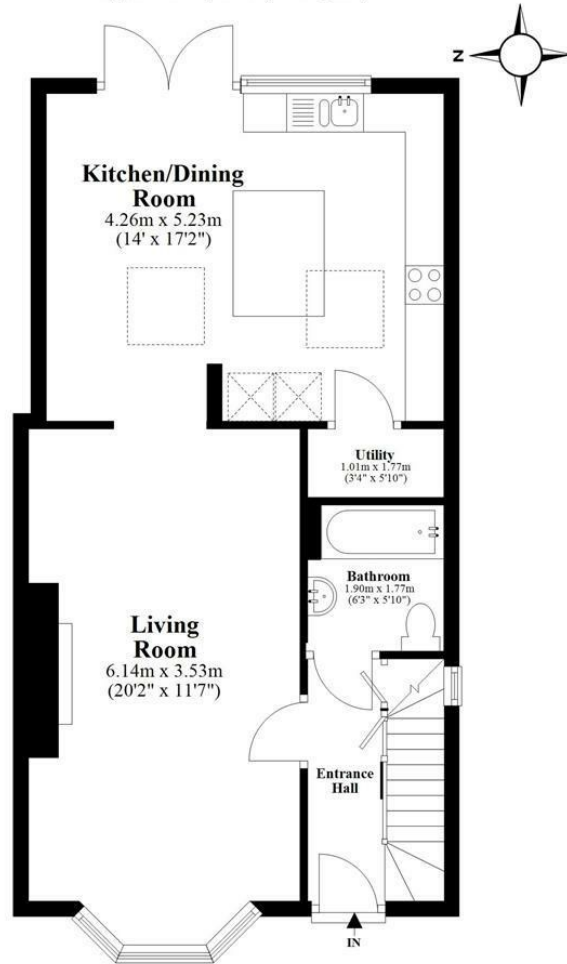
Tenure

Freehold



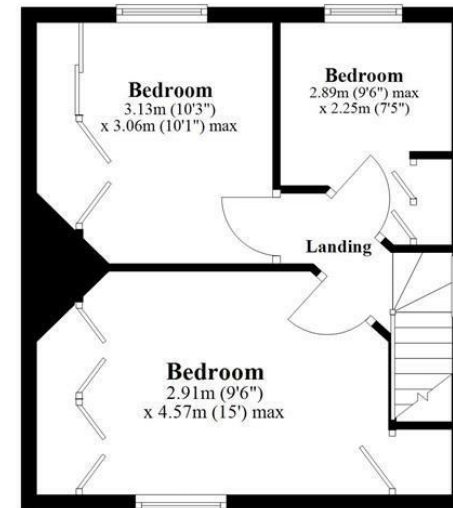
## Ground Floor

Approx. 57.1 sq. metres (614.7 sq. feet)



## First Floor

Approx. 33.2 sq. metres (356.9 sq. feet)



Total area: approx. 90.3 sq. metres (971.6 sq. feet)

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## Williams of Petersfield

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