



North Road, Petersfield

Offers Over £465,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

North Road, Petersfield

Positioned on the charming North Road in the centre of Petersfield, this beautifully presented Edwardian property is rich in character and brimming with potential and only a short walk from the mainline train station and excellent local schools. The current owner has enhanced the home with tasteful updates while retaining its original charm, leaving room for you to add your own personal touch.

A delightful tiled pathway sets the tone, leading to a welcoming entrance hall with useful under stair storage. The living room at the front of the home is bathed in natural light from a striking box bay window and a beautiful fireplace. The separate dining room, with its French doors opening to the garden, is perfect for entertaining or family meals. The kitchen, with views over the garden, holds great potential to create something truly special. A downstairs W.C. and space for a utility area add further practicality.

Upstairs offers three generous double bedrooms, an uncommon find in this central location. The main bedroom is bright and spacious with a second box bay window & fireplace, while the second bedroom features built-in storage, another charming fireplace, and a newly refurbished bathroom. The third bedroom is a small double.

Outside, the south-west facing garden is a hidden gem, private & peaceful. A lovely patio area is ideal for relaxing, with stepping stones leading through a well-stocked, cottage-style garden. As well as rear access for all North Road residents.

Early viewing is highly recommended.

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

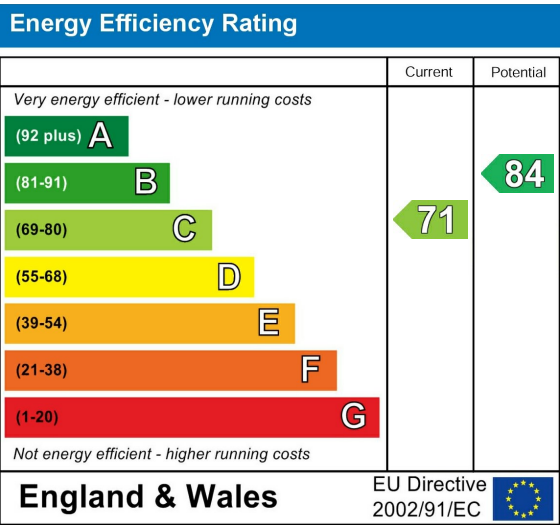
East Hampshire District Council
Penns Place, Petersfield
Hampshire, GU31 4EX

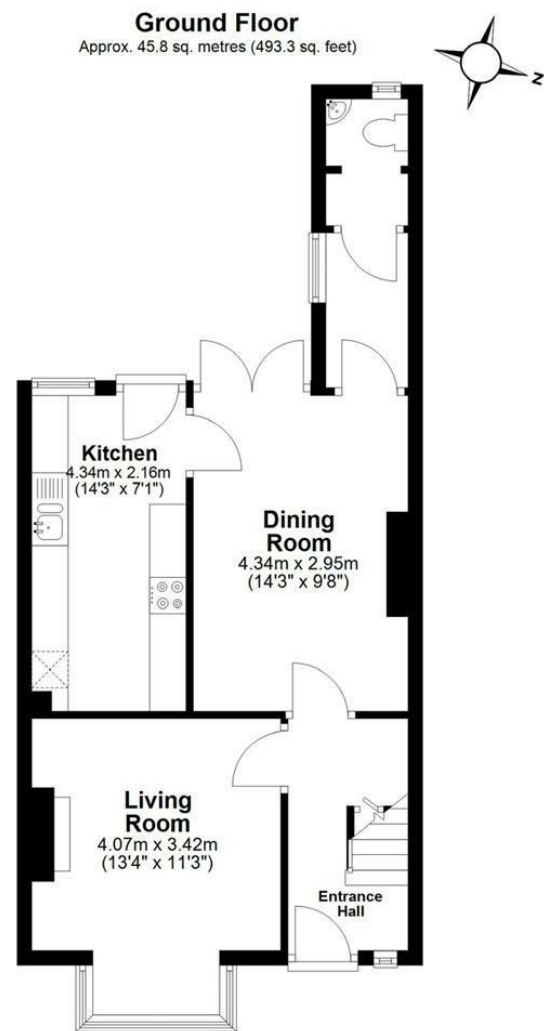
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Tenure

Freehold





Total area: approx. 92.0 sq. metres (990.4 sq. feet)

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