



Moggs Mead, Petersfield

**Offers Over £825,000**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS

# Moggs Mead, Petersfield

This beautifully presented substantial four bedroom link detached property has been extensively renovated by the current owners to create a spacious and versatile family home. Perfectly positioned within walking distance of excellent schools, the town centre and the mainline train station.

The welcoming entrance hall leads to a sizeable living room, filled with natural light from three south-facing windows, creating a bright and airy space that easily accommodates both living and dining areas. The kitchen enjoys views over the garden and opens into a unique family/dining room, complete with elegant French doors to the outside. A light and airy conservatory provides a tranquil spot to relax, while a modern utility room and W.C. add practicality to the ground floor.

Upstairs, a generous landing gives access to four double bedrooms, a rare find in this area of town, with built-in wardrobes to the master and second bedroom, complemented by a modern family bathroom.

The private rear garden is a true delight, featuring a patio area, decking for relaxed seating, a neatly kept lawn, and gated access to the garage and parking for two cars.

Viewing is highly recommended.

Herne farm service charge - £120 per annum  
EPC - C  
Council Tax - E



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

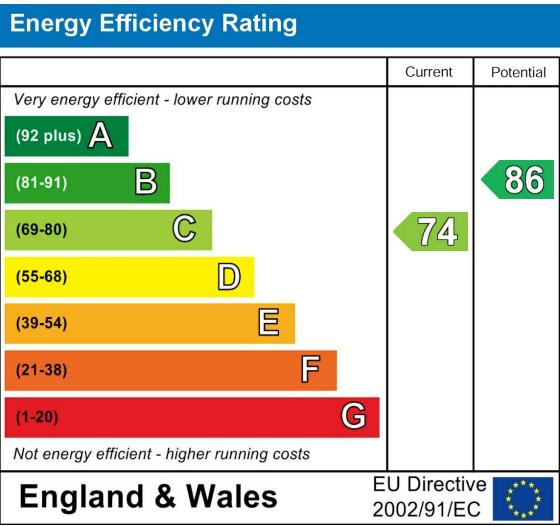
East Hampshire District Council  
Penns Place, Petersfield  
Hampshire, GU31 4EX

Additional Information

All main services

Tenure

Freehold





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## Williams of Petersfield

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