



The Causeway, Petersfield

**Price Guide £599,000**



**Williams of Petersfield**  
INDEPENDENT ESTATE AGENTS

# The Causeway, Petersfield

Conveniently located on The Causeway in Petersfield, this wonderful four bedroom period cottage offers exceptional space, charm, and versatility. Beautifully extended to the rear, the property is substantial in size and thoughtfully arranged.

A characterful front door opens into a welcoming living room, complete with a box bay window and fireplace, an ideal setting for cosy evenings. The true heart of the home is the expansive open-plan kitchen/living space, which flows effortlessly into a bright and spacious family room. The kitchen provides generous worktop and cupboard space, with a charming opening into the family room allowing natural light to flood through. There's ample space for a dining table, perfect for families and entertaining. The family room, with bi-fold doors and a striking skylight, offers wonderful views of the garden and open fields beyond.

Upstairs, the first floor offers two generous double bedrooms, including one with fitted wardrobes. A third bedroom makes an dressing room or home office. The modern family shower room has been recently updated. The top floor is dedicated to a spacious first bedroom, featuring dual windows that frame breath-taking rural views, along with an en-suite shower room.

The garden is a showstopper, immaculate and bursting with colour, it offers a truly idyllic outdoor sanctuary. A raised patio provides the perfect spot for dining or unwinding while enjoying sweeping views across open countryside. Steps lead down to a gravel area and manicured lawn, bordered by vibrant planting and a vegetable patch. At the far end, a peaceful, shaded retreat and space for a garden office complete this dream garden.

Viewing is highly recommended.

Council Tax - C  
EPC - D



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

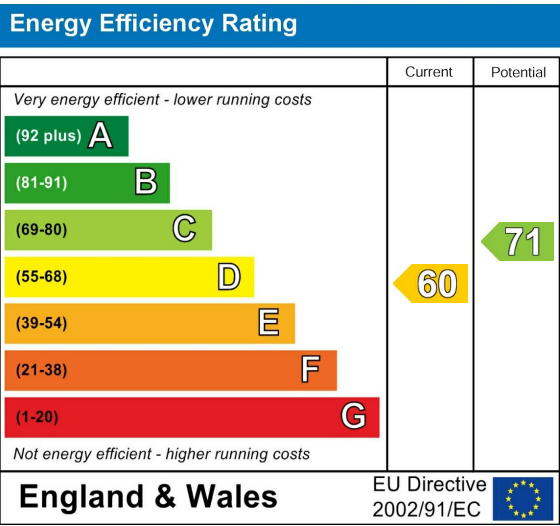
East Hampshire District Council  
Penns Place, Petersfield  
Hampshire, GU31 4EX

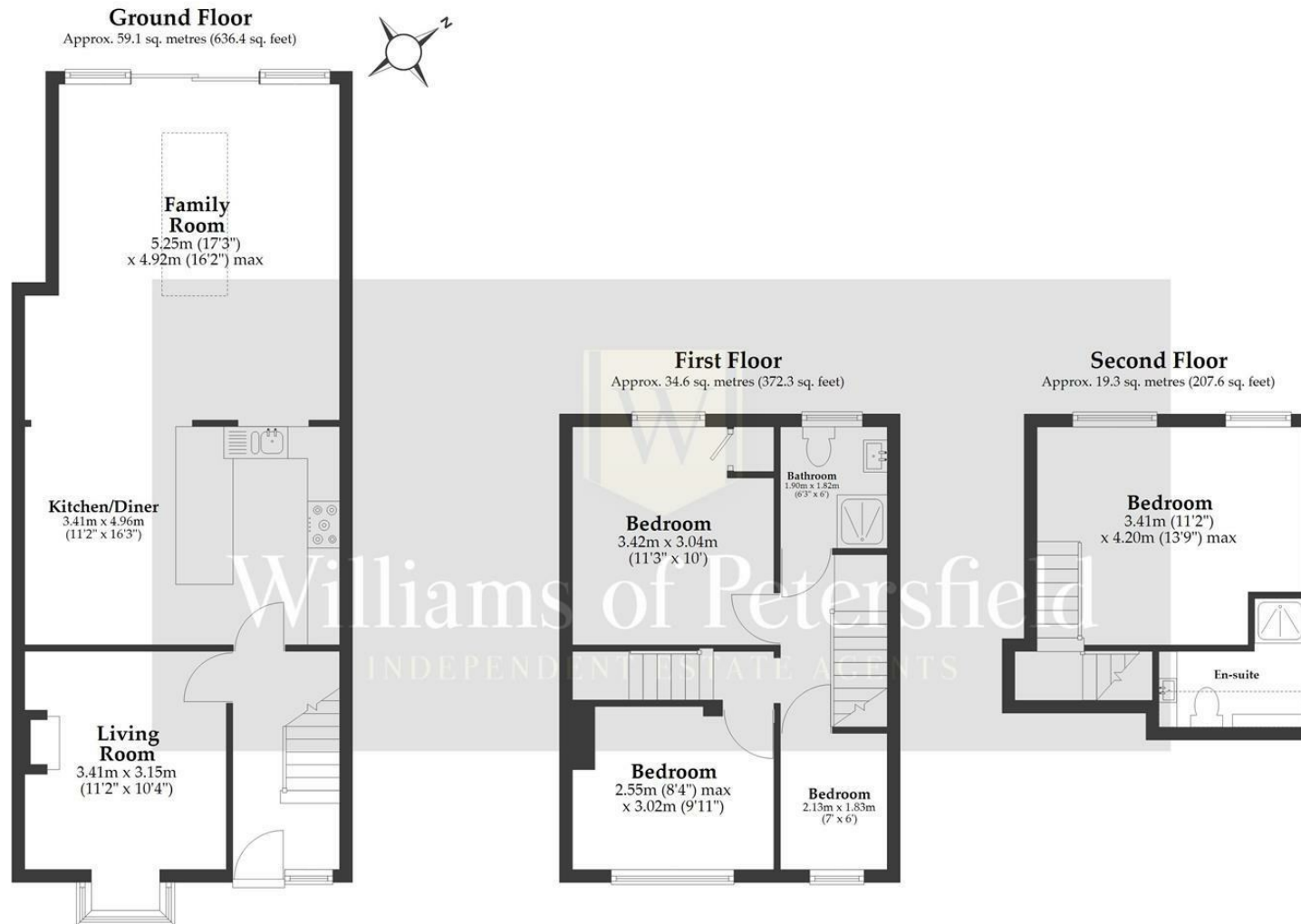
Additional Information

All main services

Tenure

Freehold





Total area: approx. 113.0 sq. metres (1216.2 sq. feet)

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## 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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