



The Causeway, Petersfield

**Price Guide £825,000**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS

# The Causeway, Petersfield

Williams of Petersfield are delighted to offer this extended four-bedroom semi-detached home, with 1676.00ft<sup>2</sup> of floorspace whilst also conveniently positioned within easy walking distance of Petersfield town centre, with its range of shops, schools and mainline station whilst it is also ideally located for the Heath and Goodyer Meadows, which gives access to miles of countryside walking. Well presented throughout, the property combines character features with practical modern living, and homes of this size with ample parking and garden space so close to town are seldom available.

The ground floor comprises an entrance hall, a bright bay-fronted living room with feature fireplace, and a spacious open-plan kitchen/dining/family room spanning the rear of the house. The contemporary kitchen is fitted with white gloss units, integrated dishwasher and generous worktop space, with ample room for both dining and seating. Bi-fold doors open directly onto the rear garden, creating an ideal space for everyday family life and entertaining. A separate utility room and cloakroom complete the ground floor.

On the first floor are three well-proportioned double bedrooms, including one with ensuite, along with a modern family bathroom. The converted loft provides a generous fourth double bedroom with its own ensuite shower room, offering flexible accommodation for guests, older children or home working.

To the front, a private driveway provides off-road parking for several vehicles alongside a mature garden. The rear garden is a particular feature, private, established and enjoying sun for much of the day, with plenty of space for outdoor dining, play or relaxing. There is also a large separate Garden Room with an ensuite which could be perfect for an additional children's play space, home office, guest room or somewhere to operate a business from.

EPC - D / Tax Band - 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, Tesco 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  
01730 266551

## Additional Information

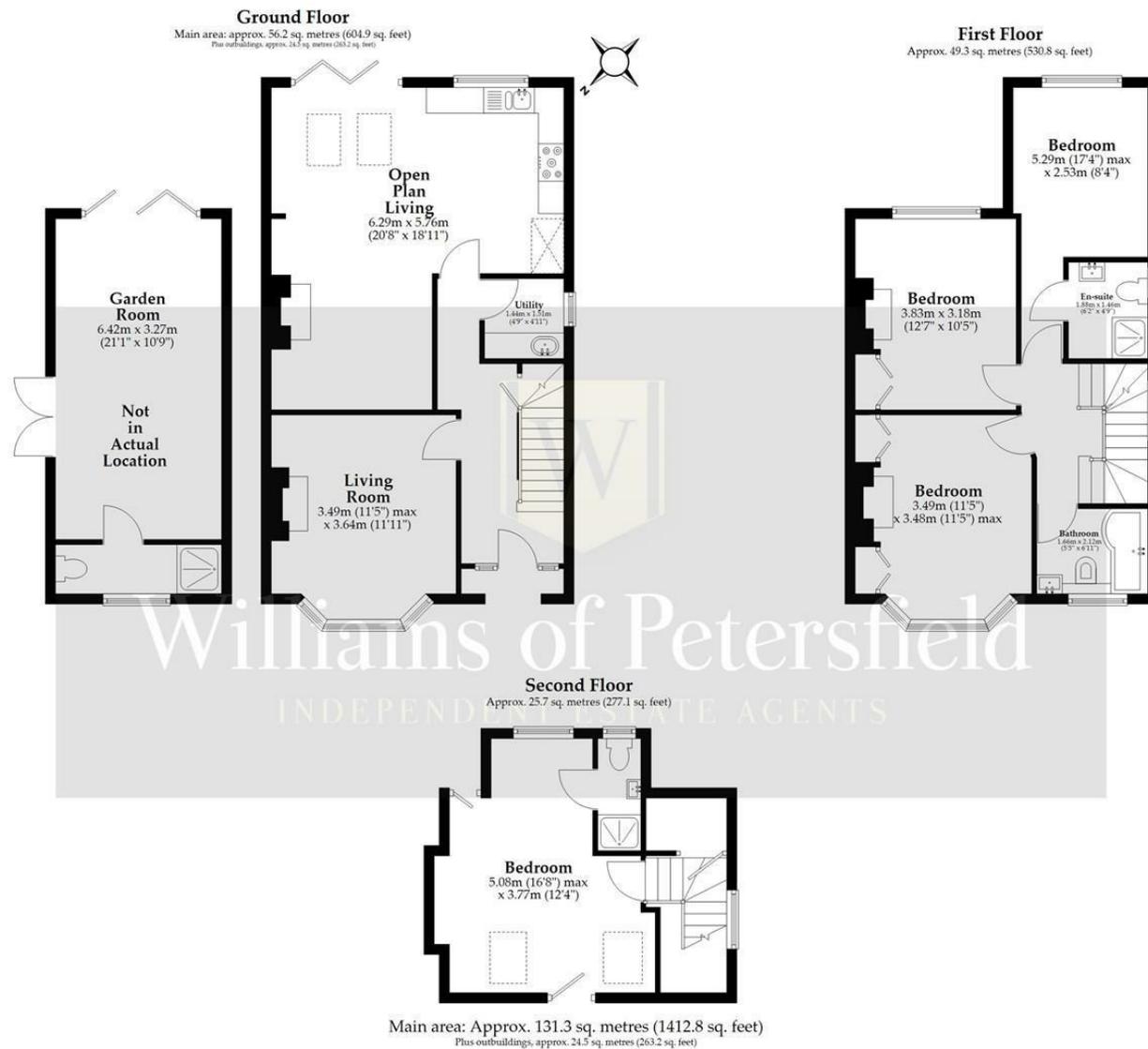
All main services

## Tenure

Freehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.

## Williams of Petersfield

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

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

The Property Misdescriptions Act 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based upon information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.