Stafford Road, Petersfield

Price Guide £900,000

Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Stafford Road, Petersfield, GU32 2JG

Spacious Five-Bedroom Family Home with Heated Pool.
Located in the sought-after Tilmore area of Petersfield, Williams of Petersfield are delighted to offer this deceptively spacious and extended family home, situated on a corner plot at the end of a quiet cul-de-sac.

Offered for sale for the first time in almost 50 years, this much-loved family home provides five bedrooms, three reception rooms, a garden room, study, generous kitchen/breakfast room, driveway parking and a heated outdoor swimming pool. The current owners have continually improved and updated the property, including replacement double glazing, updated gas central heating and the creation of a stylish fitted kitchen. The property is approached via a double-width driveway, the front door opens into a central hallway with stairs to the first floor. The front-facing sitting room leads through to a generous dining room, providing an excellent space for family life and entertaining. The dining room also gives access to a study and garden room.

The spacious kitchen/breakfast room features a range of contemporary fitted units and a central island, creating a practical and sociable hub for the home and leads to a boot room with a separate shower room and access to the back patio and garden..

Upstairs, two staircases provide access to five bedrooms. Three bedrooms are served by a Jack and Jill bathroom, while the remaining two benefit from a separate family bathroom.

Outside, the rear garden is mainly laid to lawn with stocked flower beds, mature shrubs, and patio area. Part of the rear garden houses a fenced vegetable plot with greenhouse and garden shed. The generous and private front garden is a particular highlight, housing the heated outdoor swimming pool and providing a wonderful space for summer entertaining and relaxation.

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

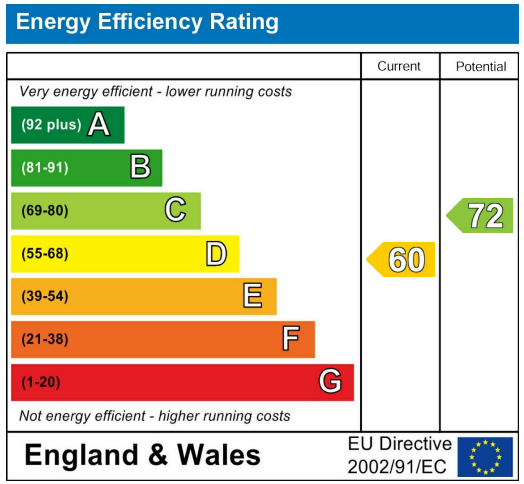
East Hampshire District Council

Tenure

Freehold

Additional Information

EPC - D
Tax Band - G



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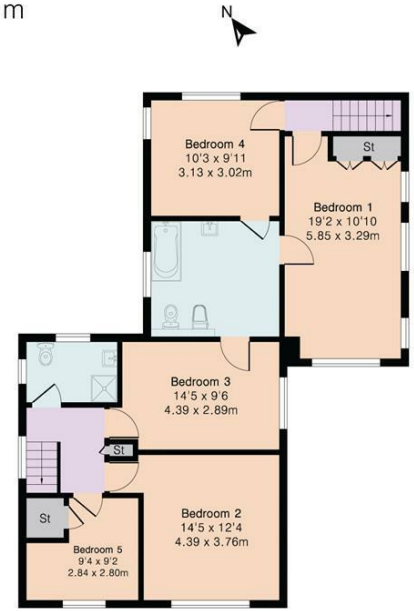
Approximate Gross Internal Area 2473 sq ft - 229 sq m

Ground Floor Area 1554 sq ft – 144 sq m

First Floor Area 919 sq ft – 85 sq m

Ground Floor



First Floor

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