Moggs Mead, Hampshire

£1,850 PCM

Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Moggs Mead, Hampshire, GU31 4PY

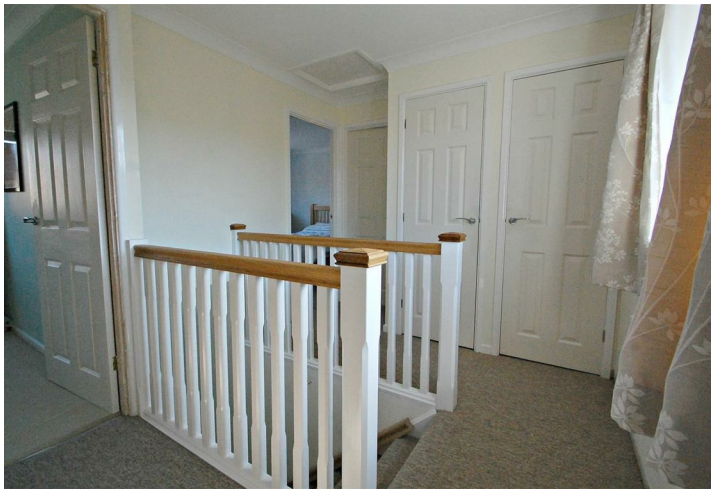
ONLINE ENQUIRIES ONLY, UNLESS YOU ARE UNABLE.
Offered to the rental market is this wonderfully presented three bedroom home in the highly requested Herne Farm estate.
The property has been updated and modernised extensively by the current owners and the standard of finish is very high.
The modern kitchen includes a built in Neff oven and microwave, an induction hob and an integrated fridge freezer and dishwasher. There is a breakfast bar and ample cupboard storage.
The living room is lovely bright room and has a dual aspect with a sliding doors to the conservatory which would make a lovely dining room
The ground floor W.C. doubles as a utility room and has space and plumbing for a washing machine.
Upstairs, the landing has a wonderfully open feel and access to all rooms.
The master bedroom is a good size and has hanging space as well as plenty of room for additional wardrobes. The en-suite shower room continues the high spec finish found throughout the property.
The first floor accommodation is completed by two further bedrooms, a modern family bathroom as well as storage cupboards on the landing.
Outside, the property has a lovely South facing rear garden with a patio area and lawn. There is rear access and garage with parking in front.
The owners of the property have introduced a number of energy saving measures to the property which have resulted in significant savings on the gas and electricity bills. These include solar panels, a pressurised hot water system, full loft insulation and even an electric car charger in the garage.

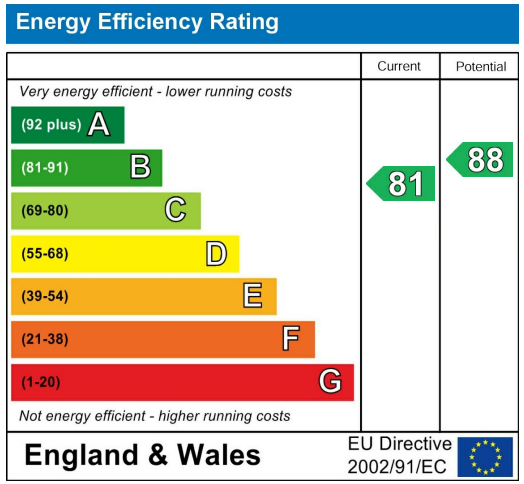
Location

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.

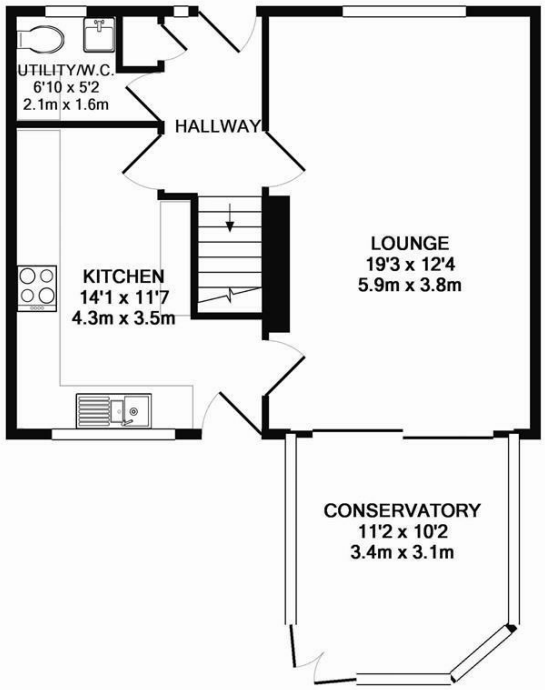
Local authority

East Hampshire District Council

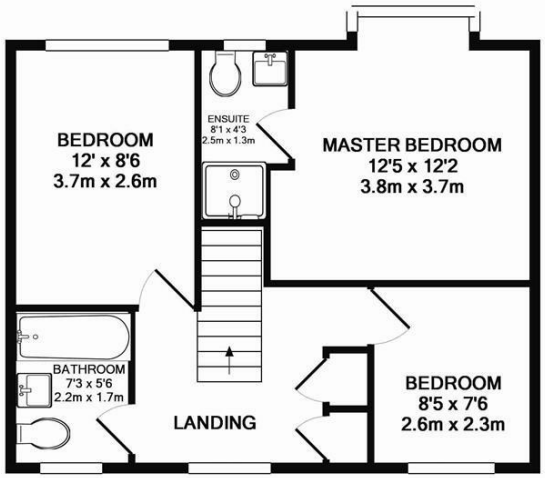




IMPORTANT NOTICE: Williams of Petersfield and its clients give notice that: they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, Building Regulation or other consents and Williams of Petersfield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



GROUND FLOOR
APPROX. FLOOR
AREA 559 SQ.FT.
(51.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 469 SQ.FT.
(43.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1028 SQ.FT. (95.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2016

Williams of Petersfield

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

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