

Osborne Road, Petersfield

Offers Over £500,000

Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Osborne Road, Petersfield, GU32 2AE

Williams of Petersfield are delighted to present this impressive three-bedroom home, situated on Osbourne Road in Petersfield. Which has been comprehensively updated and extended by the current owners to create a well-considered open-plan layout, a generous garden and an enviable location close to local schools, amenities and the mainline railway station.

Upon entering, the hallway provides access to a convenient downstairs W.C. To the front is a beautifully presented living room, featuring a striking bay window which allows an abundance of natural light to fill the space, complemented by a characterful log burner and ample room for a range of furnishings and opens through into the impressive open-plan kitchen and dining area. The kitchen has been thoughtfully designed and features a large central island, a range of base-level units, generous worktop space and a skylight, creating a bright and sociable environment, plus French style doors out to the garden. The adjoining dining area offers excellent space for both everyday living and entertaining, while the open fireplace adds a wonderful sense of character. Off of the kitchen, a separate utility room also has access to the garden.

On the first floor, the property offers two well-proportioned double bedrooms and a further single bedroom, currently utilised as a study. Both double bedrooms benefit from built-in storage, while the accommodation is completed by a contemporary family bathroom with a bath and overhead shower.

The generous outside space has been thoughtfully arranged, featuring a laid-to-lawn area, a paved patio area ideal for alfresco dining and an attached shed providing useful outdoor storage.

Throughout, the property has been thoughtfully designed to maximise both space and natural light, creating a bright and welcoming home. An internal viewing is highly recommended.









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 - C
Tax Band - C

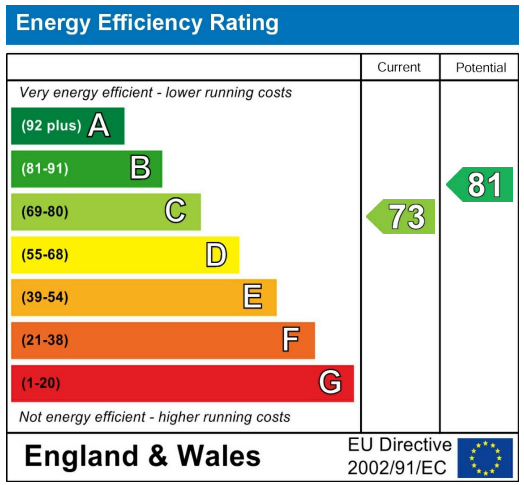










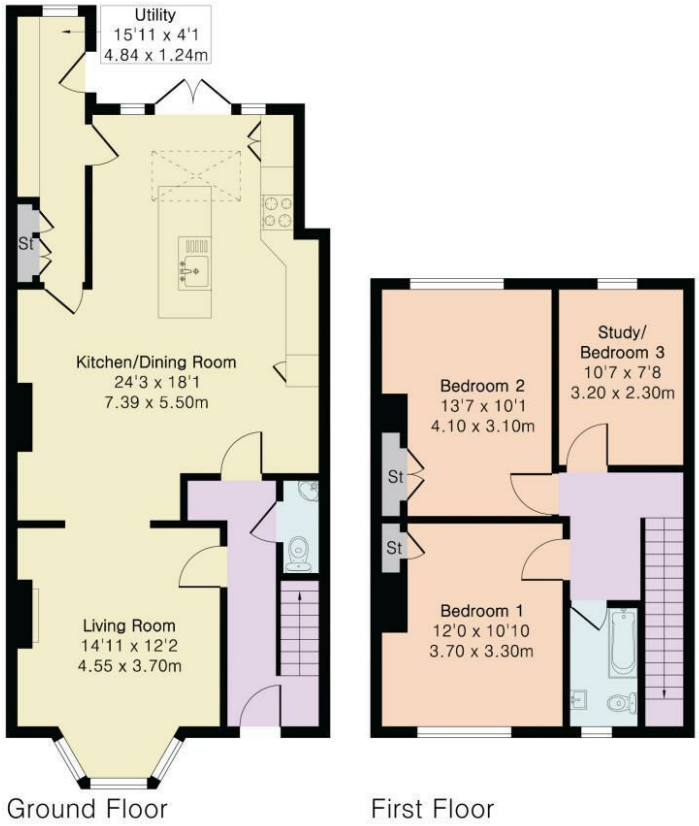


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Approximate Gross Internal Area 1160 sq ft - 108 sq m

Ground Floor Area 689 sq ft – 64 sq m

First Floor Area 471 sq ft – 44 sq m



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

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

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