



**Russell Way, Petersfield**

**Asking Price £1,150,000**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS





We are delighted to present this modern family 5-bedroom, detached home that offers approximately almost 2,000 square feet of accommodation, including the integral garage. This property not only hosts 5 generous bedrooms but also has 2 family bathrooms, a large living room and an open plan kitchen/diner leading onto the garden room.

We are greeted by the ground floor, flooded with light from the large windows and extensive space throughout, including the open plan kitchen/diner, designed with a modern touch, whilst leading into the garden room, and the large living area. The first floor consists of generous bedrooms/hobby rooms, including the primary bedroom hosting an shower room en-suite. Whilst the main family bathroom offers a sperate bath and shower. This home throughout has multiple storage options, including built in cupboards in some bedrooms, a utility room on the ground floor, which provides and entrance to the garage.

To the rear of the property, the garden is well enclosed with an attractive patio area, and an area of laid lawn, bordered with mature shrubs and herbaceous greenery. The privacy of this garden is one of its best features.

The property's exterior not only consists of the perfect garden but also a garage, a double driveway, and a front lawn. A rare sighting in the lovely town of Petersfield.

Russell Way, Petersfield is the perfect area to live in, it is a stone's throw from the Petersfield Heath, local schools and amenities. This perfect family home is a rare opportunity and viewing is highly recommended.











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.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

East Hampshire District Council  
Penns Place,  
Petersfield  
Hampshire, GU31 4EX  
01730 266551

All main services

Freehold





Main area: Approx. 178.8 sq. metres (1924.3 sq. feet)  
Plus garages: approx. 17.5 sq. metres (188.5 sq. feet)

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

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