



Stafford Road, Petersfield

**Price Guide £795,000**



**Williams of Petersfield**  
INDEPENDENT ESTATE AGENTS

# Stafford Road, Petersfield

An exceptional detached family home in the sought-after Tilmore area of Petersfield. This very well presented home offers four generous bedrooms, one with an En-suite, a large living room, dining room and kitchen and to add to the attractiveness of this property it hosts a large sun room/ conservatory, allowing light to flood in from the rear enclosed garden.

This property has a large double driveway, a tucked away garage, Including an established front garden with bordered shrubbery. The hallway/entrance leads to the dining room and sitting room as well as a convenient WC. The dining room is conjoining with the large sun room /conservatory leading to the established garden. Whilst the sitting room hosts a large fireplace, broad windows and a cosy design.

As we move through the property, the kitchen has multiple fitted storage cabinets and the back garden entrance leading to the open under cover space in front of the garage and attached shed, which could easily be transformed into outside office, gym, hobby area, while the garden is exceptional with two levels and a high degree of privacy, surrounded by established shrub boarders.

On the first floor the property benefits from generous bedroom space throughout, two family bathrooms, a W.C and a study.

The house boasts gas central heating and attractive large windows to let the light shine through.

This property is the perfect home for families looking to live in a quiet, sought after cul-de-sac in Tilmore. There is plenty of scope to make it your own.

Viewing is highly recommended.

EPC - D  
Tax Band - F  
Freehold



## 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

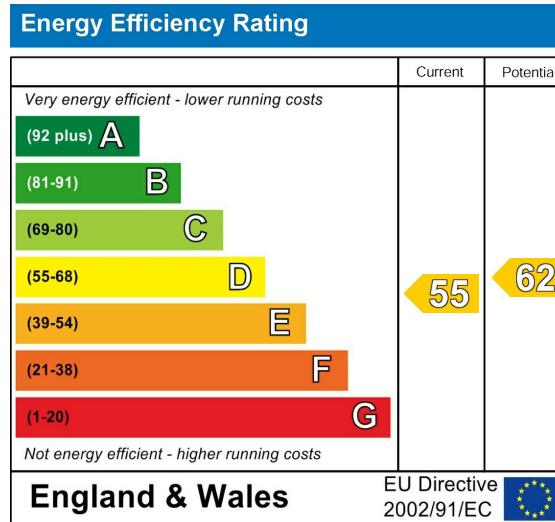
East Hampshire District Council  
Penns Place, Petersfield  
Hampshire, GU31 4EX  
01730 266551

## Additional Information

All main services

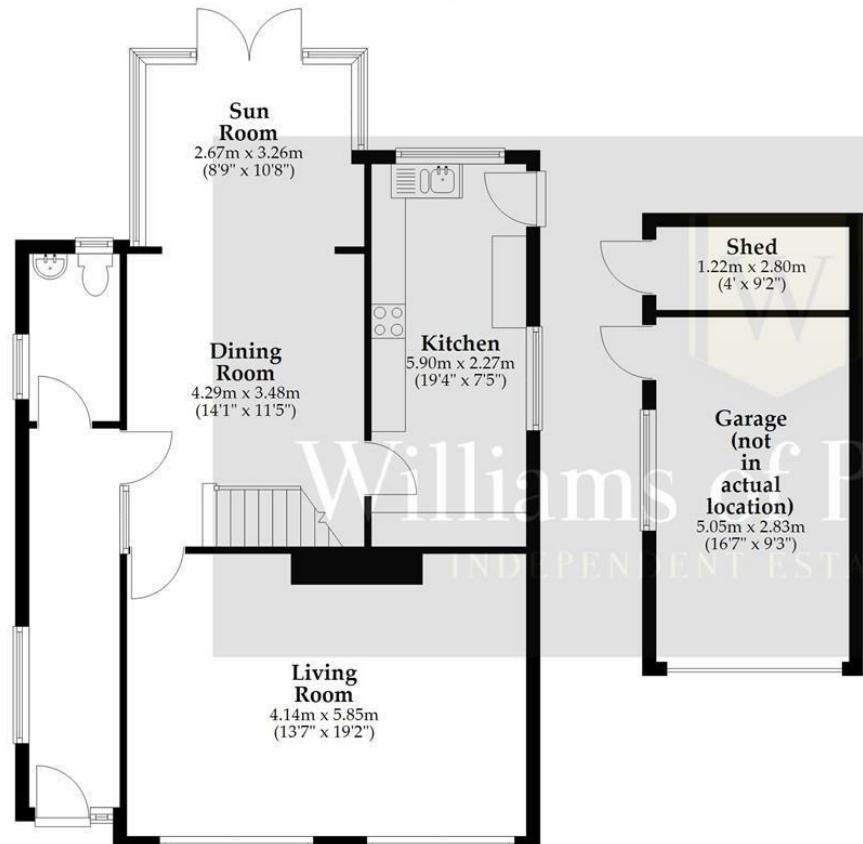
## Tenure

Freehold



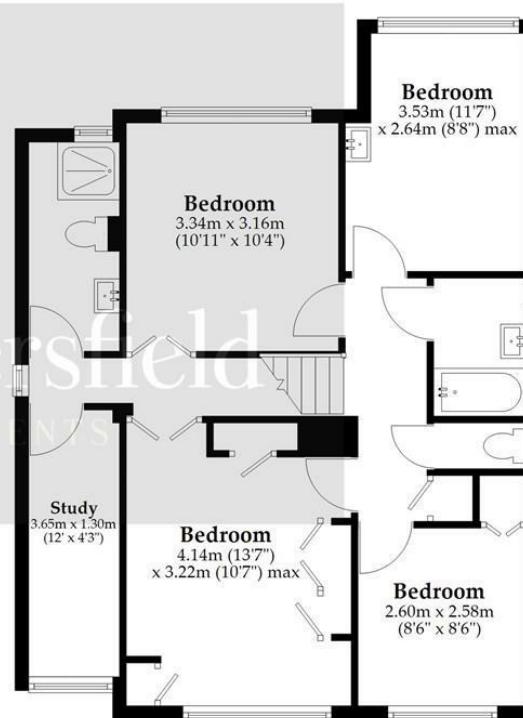
### Ground Floor

Main area: approx. 74.6 sq. metres (802.7 sq. feet)  
Plus garages, approx. 18.0 sq. metres (193.6 sq. feet)



### First Floor

Approx. 63.8 sq. metres (686.5 sq. feet)



Main area: Approx. 138.4 sq. metres (1489.2 sq. feet)  
Plus garages, approx. 18.0 sq. metres (193.6 sq. feet)

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## Williams of Petersfield

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