



Wylds Lane, Petersfield

Price Guide £795,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Wylds Lane, Petersfield, GU32 3NW

Williams of Petersfield are delighted to offer this beautifully presented semi-detached family home, set in a highly desirable rural location with far-reaching countryside views. The current owners have thoughtfully updated the property throughout, creating a spacious yet welcoming home that blends modern convenience with retained character features.

On the ground floor, a bright and inviting living room centres around a charming log burner, with a large window allowing natural light to flood the space and enhance its warm atmosphere. The kitchen is particularly striking, fitted with sleek floor-to-ceiling units, generous worktop space, a breakfast bar and integrated appliances, offering both style and practicality. Adjacent, the well-proportioned dining room enjoys pleasant views over the garden, providing an ideal setting for both everyday family meals and entertaining. The ground floor is completed by a convenient W.C. and an abundance of useful storage.

Upstairs, the first floor offers four bedrooms, all benefitting from delightful countryside outlooks. Three are spacious doubles with built-in storage, while the fourth is a versatile single room, perfectly suited as a home office, nursery, or hobby space. The bathroom is stylishly finished, featuring both a walk-in shower and a separate bath.

Externally, the property continues to impress with a patio area leading onto a large, well-kept lawn, bordered by mature shrubs that create a private and peaceful garden setting, a veranda facing the front garden, which welcomes the sun and has stunning countryside views. To the front, there is a further lawned area and off-road parking for up to three or four vehicles and an electric car charger, adding to the home's practicality.



Location

Weston, 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

Tenure

Freehold

Additional Information

All main services

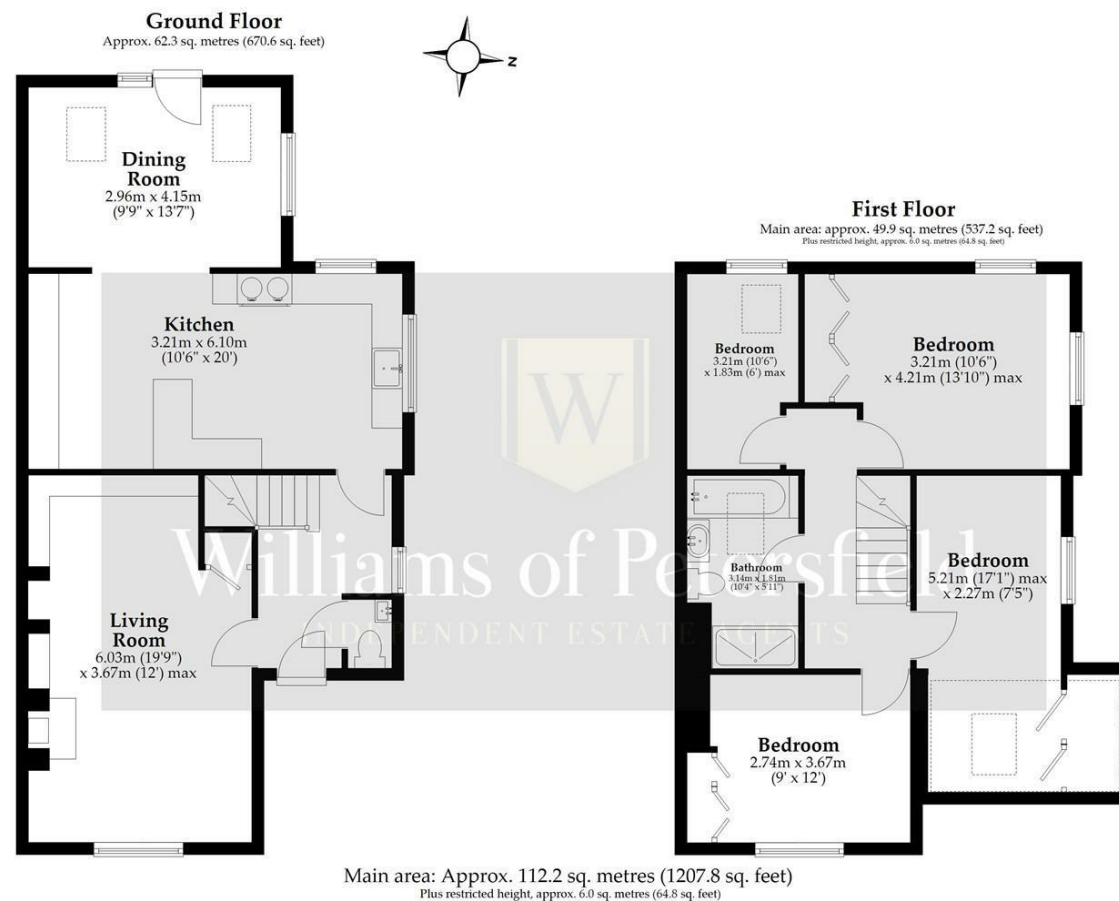
EPC - E

Tax Band - F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	70
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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.



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

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

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