



12 Leachman Way, Petersfield  
£750,000





## 12 Leachman Way

Petersfield

Stylish four-bed detached home near Petersfield centre. Features open-plan living, south-facing garden, two en suites, garage, parking, and access to top schools, transport, and local amenities.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

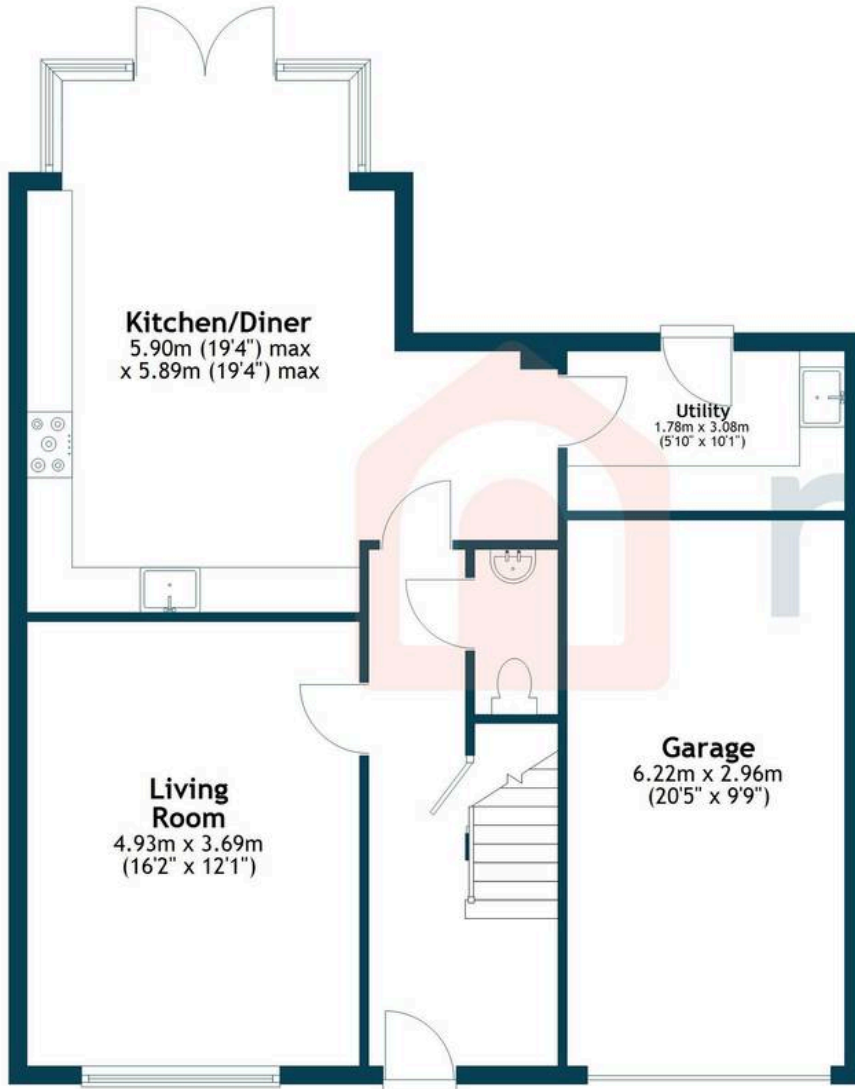
- Attractive detached family home
- Prestigious modern development
- Open-plan kitchen, dining and family space
- Large utility/laundry room
- Four double bedrooms and three bathrooms (two en-suite) plus guest WC
- South-West facing secluded rear garden
- Solar panels
- Off-street parking and integral garage
- Close to transport links (rail and A3), schools and amenities
- Approx. 1531 sq.feet / 142 sq.metres (excluding garage)





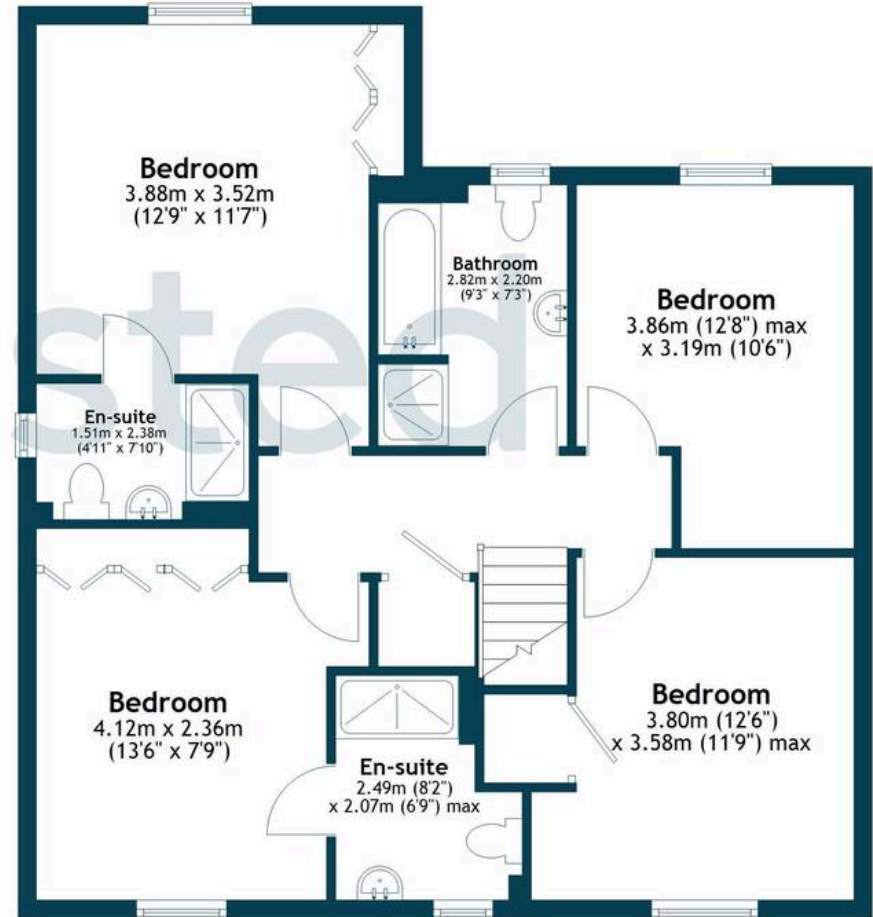
## Ground Floor

Main area: approx. 63.5 sq. metres (683.2 sq. feet)  
Plus garages, approx. 18.4 sq. metres (198.2 sq. feet)



## First Floor

Approx. 78.7 sq. metres (847.2 sq. feet)



Main area: Approx. 142.2 sq. metres (1530.4 sq. feet)

Plus garages, approx. 18.4 sq. metres (198.2 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.



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