



Stafford Road, Petersfield

Price Guide £700,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Stafford Road, Petersfield

An Exceptional Family Home in Sought-After Tilmore, Petersfield

Tucked away in a highly desirable and peaceful cul-de-sac, this beautifully presented detached family home offers an exceptional combination of space, comfort, and versatility. Boasting four generous bedrooms, including a principal bedroom with en-suite facilities, the property is perfectly suited to modern family living.

The ground floor features a welcoming entrance hall, convenient WC, a spacious living room with an attractive fireplace, a separate dining room, and a well-appointed kitchen with ample fitted storage. A standout feature is the impressive conservatory/sun room, which creates a bright and airy additional reception space overlooking the delightful rear garden.

Outside, the property benefits from a substantial double driveway, a tucked-away garage, and an attractive front garden with established shrub borders. The kitchen provides access to a covered area adjoining the garage and attached shed, offering exciting potential for a home office, gym, workshop, or hobby room. The beautifully maintained rear garden is arranged over two levels and enjoys a high degree of privacy, surrounded by mature planting and established borders, creating a wonderful setting for outdoor entertaining and family enjoyment.

The first floor offers four spacious bedrooms, a study, two bathrooms, and an additional WC, providing flexibility for growing families or those working from home.

Further benefits include gas central heating, large windows that fill the home with natural light, and excellent scope to personalise and add value. This is a rare opportunity to acquire a substantial family home in one of Petersfield's most sought-after residential locations.

Early viewing is highly recommended to appreciate all that this wonderful home has to offer.

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.



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, Tesco 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

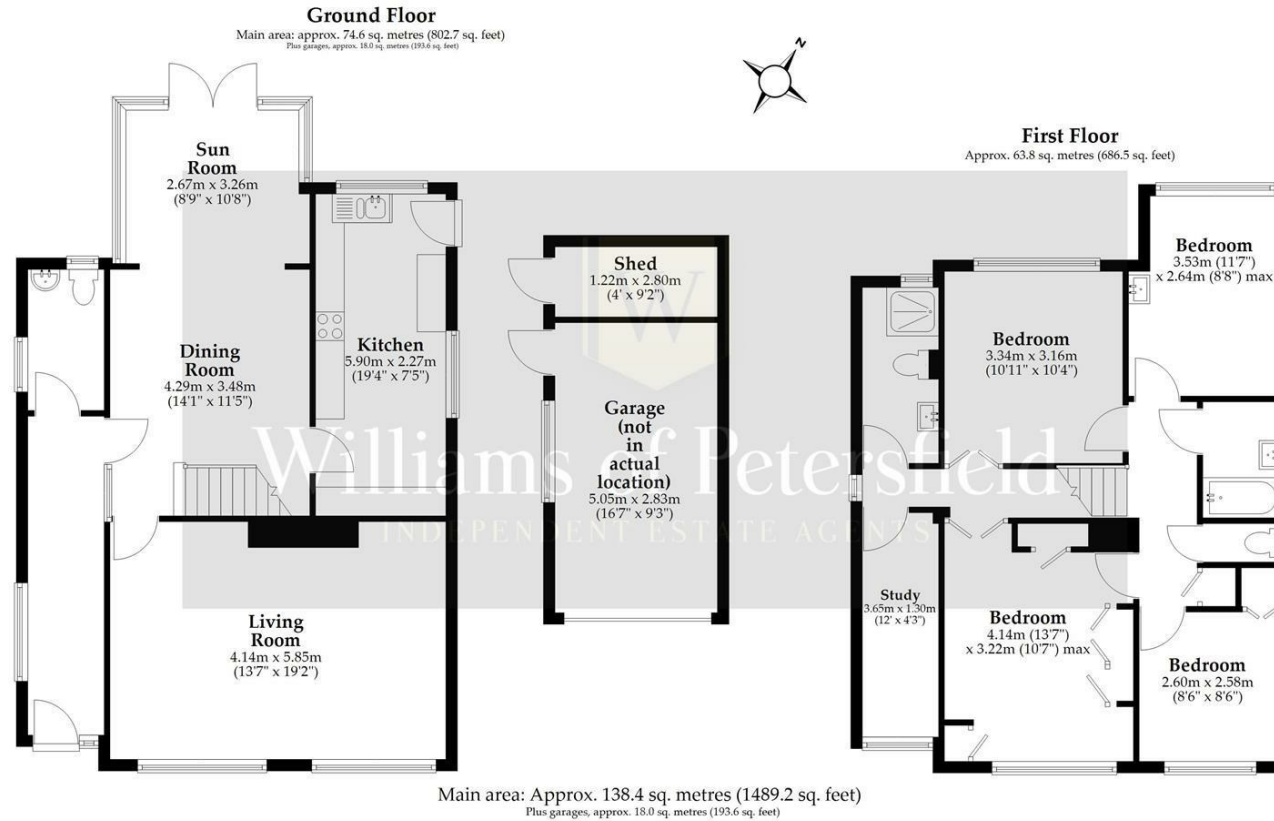
Tenure

Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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