





Built in 2018 by Bovis Homes, this well-proportioned house offers around 844 sq ft (78.4 sq m) of well-planned and thoughtfully finished accommodation across two floors, making it ideal for first-time buyers, young families or those looking to downsize.

The ground floor is arranged around a welcoming entrance hall with a cloakroom and useful understairs storage. The kitchen is fitted with a range of contemporary cream gloss units with walnut-effect worktops and black handles, and benefits from an integrated oven, gas hob with extractor hood, and space for a washing machine. A window overlooking the treetops beyond brings in plenty of natural light.

The principal living space is the generous sitting/dining room, which runs to over 16ft in length and is flooded with light from French doors and flanking windows that open directly onto the garden. The room comfortably accommodates both a large dining table and a sofa area, and the wood-effect flooring adds warmth and continuity throughout the ground floor, creating a superb space for everyday living and entertaining.



Upstairs, the principal bedroom has its own en suite shower room, while two further bedrooms are served by a well-appointed family bathroom with a bath. A landing cupboard provides additional storage.

The west facing rear garden is mainly laid to lawn with a paved terrace adjoining the house, ideal for outdoor dining and for enjoying the evening sun, and is enclosed by brick walling and fencing for privacy. A shed provides useful storage. To the front, a driveway provides off-road parking

for two vehicles.

Petersfield is a historic market town on the edge of the South Downs National Park, with an excellent range of independent shops, cafés, restaurants and supermarkets, along with the weekly market in the Square. The town's mainline station offers direct services to London Waterloo in just under an hour, and the nearby A3 provides easy access to Portsmouth, Guildford and the wider road network. Petersfield Heath and Heath Pond, together with miles of footpaths and bridleways across the South Downs, are close at hand, and the area is well served by highly regarded state and independent schools.

Freehold

Gas central heating

All mains services

Double glazed throughout

Please contact Jacobs & Hunt, Petersfield to arrange your viewing appointment.



Farm Drive, Petersfield

Approximate Gross Internal Area = 78.4 sq m / 844 sq ft



 = Reduced headroom below 1.5m / 5'0

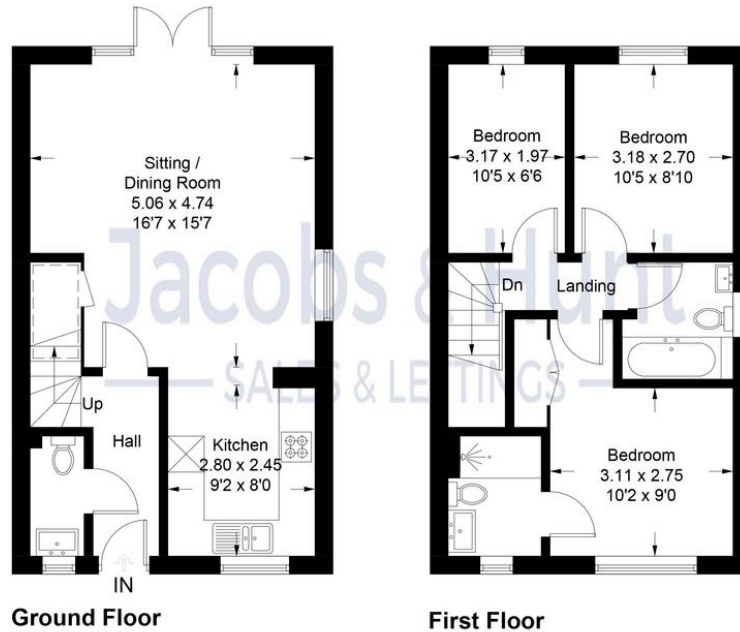


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID977432)



Score	Energy rating	Current	Potential
92+	A		118 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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