

Rushes Road, Petersfield

Asking Price £485,000

Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Rushes Road, Petersfield, GU32 3BP

Dating back to the early 1900s, this charming two-bedroom semi-detached home combines character features with thoughtfully extended living space and a beautifully landscaped west-facing garden. Ideally positioned in a highly sought-after town centre location, the property is just a short walk from Petersfield mainline station and benefits from driveway parking for two vehicles.

The accommodation is well presented throughout and begins with a welcoming entrance hall featuring stairs to the first floor. To the front of the property is a versatile reception room with an attractive bay window, ideal as a snug, home office or occasional guest bedroom. The fitted kitchen offers a generous range of cupboards, drawers and work surfaces, together with space for domestic appliances. Beyond the kitchen, a substantial extension creates an impressive living room flooded with natural light from French doors and full-height windows overlooking the garden. A further side window and attractive wooden flooring enhance this wonderful living space, making it ideal for both everyday family life and entertaining.

The first floor comprises two double bedrooms, including an exceptionally spacious principal bedroom created by combining two smaller rooms into one. A stylish and contemporary family bathroom completes the upstairs accommodation. Additionally, there is a ground floor cloakroom/WC.

A particular highlight of the property is the magnificent rear garden. Enjoying a high degree of privacy and a desirable west-facing aspect, it has been thoughtfully landscaped by the current owners to create four distinct outdoor areas, perfect for al fresco dining, relaxing and family enjoyment. A lawned section provides space for children to play, while a garden office offers an ideal solution for those working from home.

This is a rare opportunity to acquire a characterful home with exceptional outdoor space in one of Petersfield's most convenient and desirable locations.









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

Tenure

Freehold Leasehold

Additional Information

All main services
EPC - D
Tax Band - D

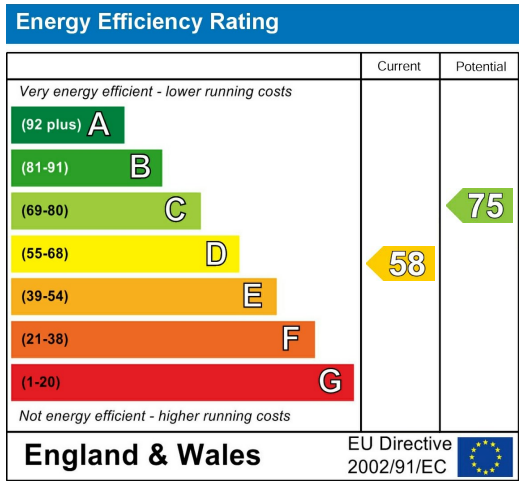












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