



Swan Street, Petersfield

Asking Price £499,950



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

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Located in the heart of Petersfield, this modernised charming cottage offers stylish, move-in-ready living just a short walk from the town centre and train station.

Inside, the welcoming living room sets the tone with its bright, comfortable feel. At the rear of the property, the impressive open-plan kitchen diner truly shines. Finished to a high standard and filled with natural light from overhead skylights.

For added convenience, the current owners have installed a modern downstairs shower room, a real bonus for busy households or visiting guests.

Upstairs, there are three well-proportioned bedrooms, all featuring built-in storage, along with a stylish family bathroom complete with a bath for unwinding at the end of the day.

The generous rear garden is a real highlight, a rarity for such a central location. A smart patio area provides the perfect spot for a quiet coffee, opening out to a private, mature garden with established shrubs and trees. Side access adds extra practicality.

This is a wonderful opportunity to own a characterful yet contemporary home in a prime Petersfield location, offering charm, convenience, and space.

No allocated parking - permit parking and local paid parking opportunities available.
Probate is granted.

EPC - D

Council Tax - D



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

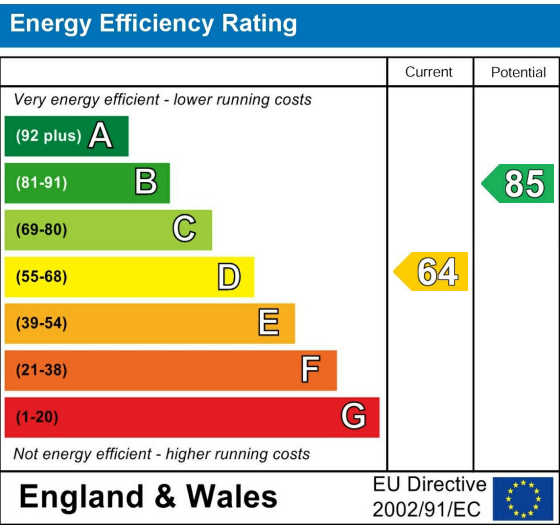
East Hampshire District Council
Penns Place, Petersfield
Hampshire, GU31 4EX

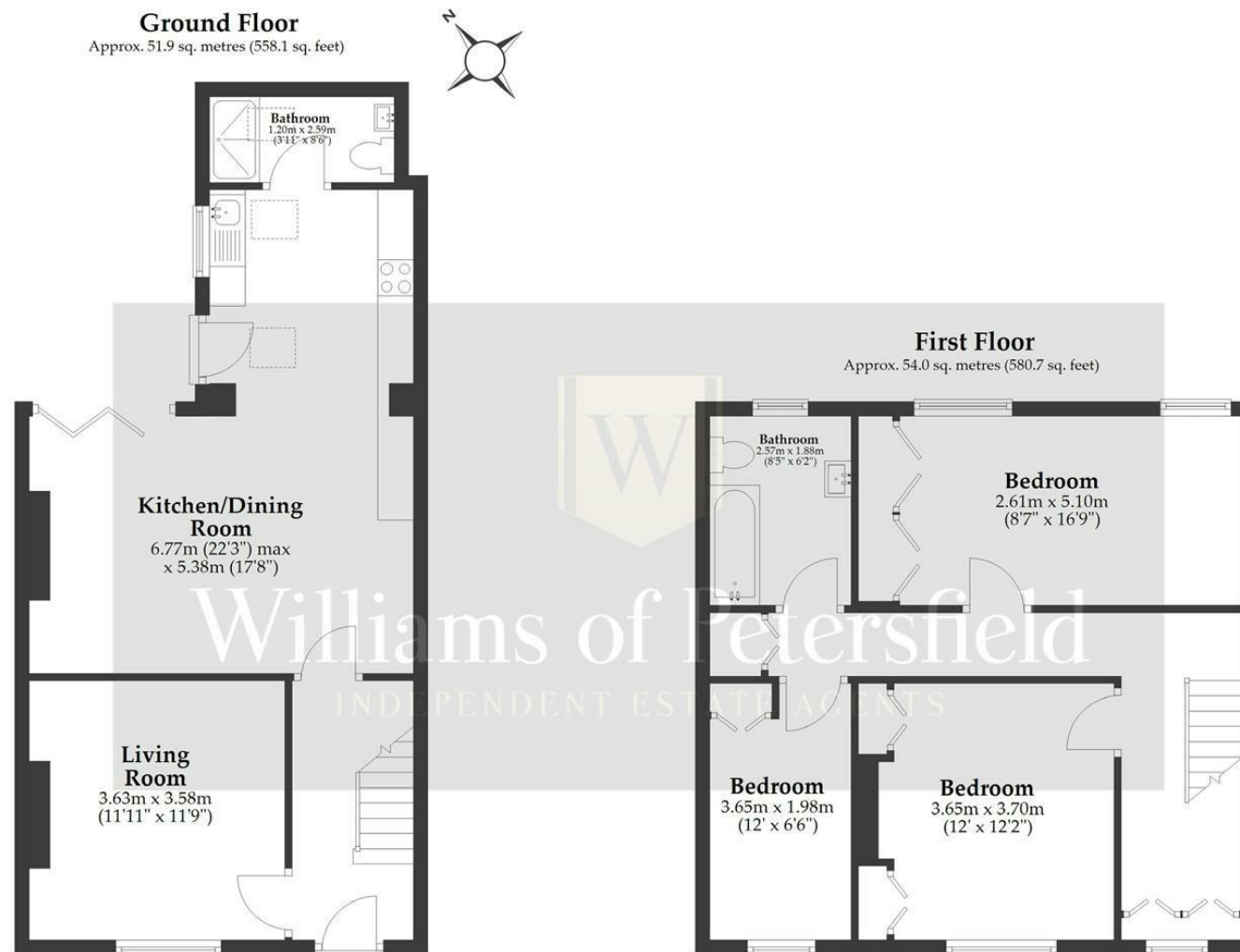
Additional Information

All main services

Tenure

Freehold





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