





Tucked away on one of Petersfield's most sought-after residential roads, this handsome red-brick Victorian end-of-terrace has been thoughtfully renovated to combine period character with a bright, contemporary living space. Extending to approximately 1,068 sq ft (99.2 sq m), the accommodation includes an elegant sitting room, a superb open-plan kitchen/dining room opening onto a private walled garden, three bedrooms, and a stylish family bathroom. Offered to the market with no forward chain.

Behind a flower-filled and formally planted front garden, the property opens into an inviting hall with engineered oak flooring that flows through to the rear of the house. To the front, the sitting room is a light and elegant reception room with a deep bay window, a cast-iron fireplace with decorative tiled slips and a handsome timber surround, and period cornicing.

The heart of the home is the impressive kitchen/dining room, a wonderfully sociable space designed for modern living. The kitchen is fitted with sleek handleless cabinetry, quartz worktops, an induction hob with ceiling-mounted extractor, and a central island with breakfast bar and integrated bookshelves. A large picture window and double doors frame views over the garden, bringing the outside in. There is ample room for a large dining table and a further seating area. A utility room with cloakroom/WC and plumbing for appliances completes the ground floor.



Upstairs, the principal bedroom is a generous double with twin sash windows to the front, a restored fireplace and fitted storage. The second bedroom is another well-proportioned double with a feature fireplace and painted floorboards, while the third bedroom is currently arranged

as a children's room and study, and offers versatile use as a nursery, home office or guest room. The family bathroom is finished with metro tiling, a bath with rainfall shower over, a wall-hung basin and a charming stained-glass window.

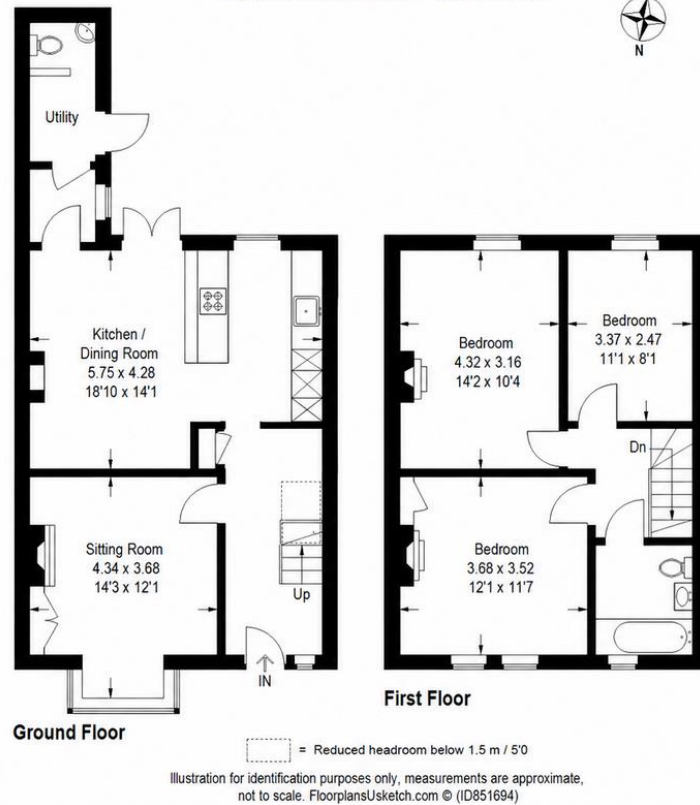
The property enjoys a particularly attractive setting. The front garden is laid out with clipped box hedging, standard topiary, gravel and mature hydrangeas, with a pathway leading to the front door and a flint wall to one side.

The rear garden is a private, south-facing courtyard-style space, enclosed by mellow brick and flint walls. A generous stone-paved terrace provides ample space for outdoor dining and entertaining, complemented by box-edged borders, herbs, seasonal planting and a mature weeping willow. There is a storage shed and a timber garden store, with a side access door.



Osborne Road, Petersfield

Approximate Gross Internal Area = 99.2 sq m / 1068 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	58 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 are 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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