

Oaklands Road, Petersfield

Price Guide £625,000

Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Oaklands Road, Petersfield, GU32 2EY

Tucked away in a peaceful private cul-de-sac on the highly sought-after Oaklands Road, this attractive three-bedroom semi-detached home offers the perfect balance of comfort, convenience and versatile family living. Ideally located just a short walk from Petersfield town centre, the mainline train station and highly regarded private schools, it is perfectly positioned for modern family life.

The property enjoys excellent kerb appeal, with a private front garden, driveway parking and a covered porch leading into a welcoming entrance hall with useful under-stair storage. The bright front-facing living room features a charming fireplace and flows into the dining area, with elegant parquet flooring creating a warm and inviting feel throughout the ground floor.

To the rear, the light-filled kitchen enjoys views over the garden, offers space for a breakfast table and opens onto the patio through French doors, creating an ideal space for everyday living and entertaining. A downstairs W.C. completes the accommodation.

Upstairs are two generous double bedrooms, including a principal bedroom with built-in wardrobes, alongside a versatile third bedroom currently arranged as a study and single bedroom. All three bedrooms benefit from attractive wooden flooring, while a modern family bathroom serves the first floor.

Outside, the private rear garden features a patio seating area with the remainder laid to lawn. A converted garage provides a bright and flexible garden room, perfect as a home office, studio or summer house, while a separate storage area has been retained.

Early viewing is highly recommended.









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

Additional Information

All main services

Tenure

Freehold
Council Tax - E
EPC - D

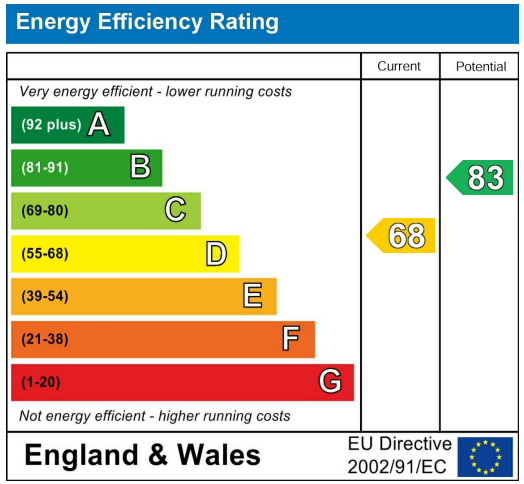




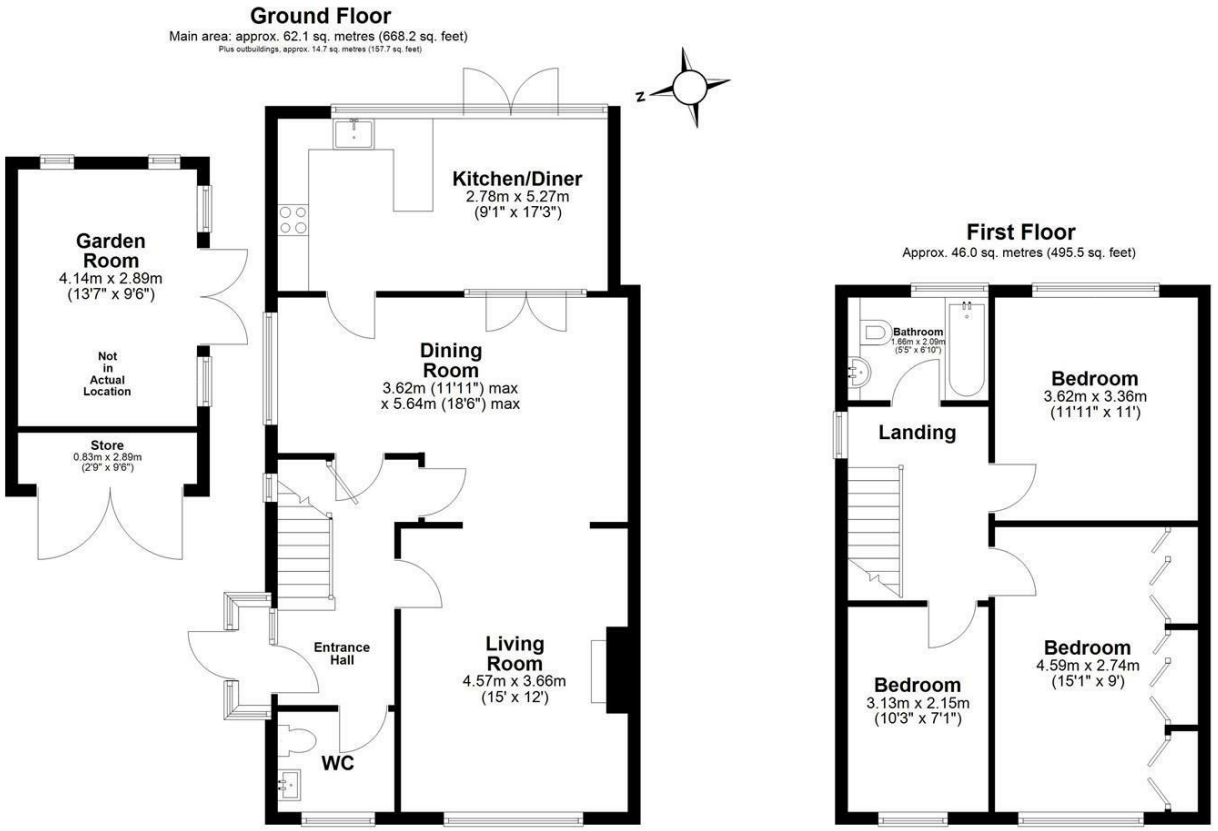








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Main area: Approx. 108.1 sq. metres (1163.7 sq. feet)
Plus outbuildings, approx. 14.7 sq. metres (157.7 sq. feet)

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