



Stafford Road, Petersfield

Price Guide £700,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Stafford Road, Petersfield

An Exceptional Family Home in Sought-After Tilmore, Petersfield

Tucked away in a highly desirable and peaceful cul-de-sac, this beautifully presented detached family home offers an exceptional combination of space, comfort, and versatility. Boasting four generous bedrooms, including a principal bedroom with en-suite facilities, the property is perfectly suited to modern family living.

The ground floor features a welcoming entrance hall, convenient WC, a spacious living room with an attractive fireplace, a separate dining room, and a well-appointed kitchen with ample fitted storage. A standout feature is the impressive conservatory/sun room, which creates a bright and airy additional reception space overlooking the delightful rear garden.

Outside, the property benefits from a substantial double driveway, a tucked-away garage, and an attractive front garden with established shrub borders. The kitchen provides access to a covered area adjoining the garage and attached shed, offering exciting potential for a home office, gym, workshop, or hobby room. The beautifully maintained rear garden is arranged over two levels and enjoys a high degree of privacy, surrounded by mature planting and established borders, creating a wonderful setting for outdoor entertaining and family enjoyment.

The first floor offers four spacious bedrooms, a study, two bathrooms, and an additional WC, providing flexibility for growing families or those working from home.

Further benefits include gas central heating, large windows that fill the home with natural light, and excellent scope to personalise and add value. This is a rare opportunity to acquire a substantial family home in one of Petersfield's most sought-after residential locations.

Early viewing is highly recommended to appreciate all that this wonderful home has to offer.

This property is the perfect home for families looking to live in a quiet, sought after cul-de-sac in Tilmore. There is plenty of scope to make it your own.



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

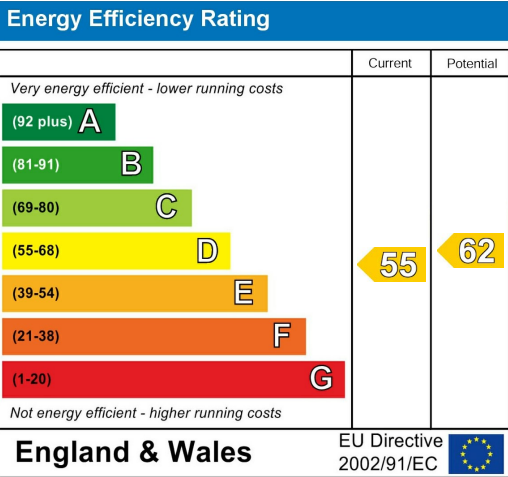
East Hampshire District Council
Penns Place, Petersfield
Hampshire, GU31 4EX
01730 266551

Additional Information

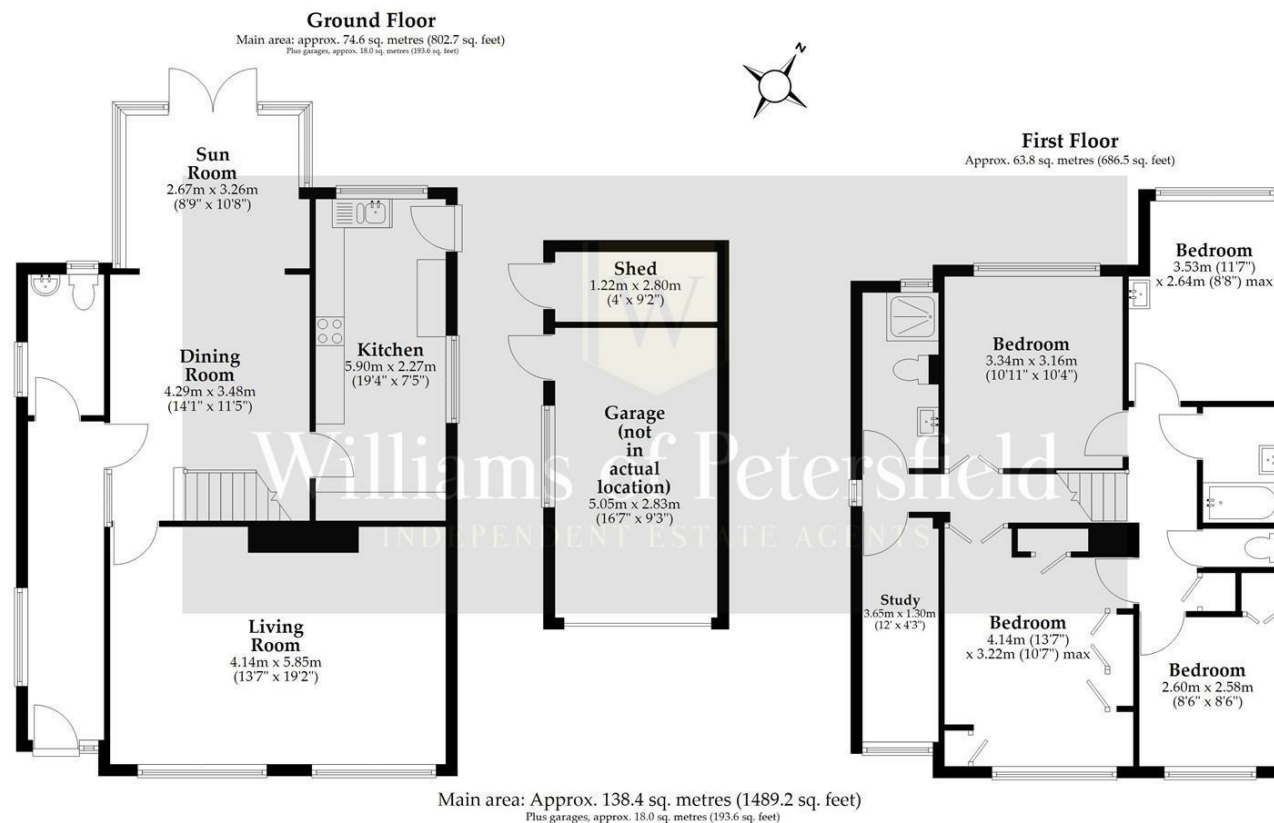
All main services

Tenure

Freehold



IMPORTANT NOTICE: Williams of Petersfield and its clients give notice that: they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, Building Regulation or other consents and Williams of Petersfield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.

Williams of Petersfield

6 - 8 College Street, Petersfield, Hampshire, GU31 4AD

01730 233333 sales@williamsopetersfield.co.uk www.williamsopetersfield.co.uk

The Property Misdescriptions Act 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based upon information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.