





Occupying a prime position at the end of one of Petersfield's most sought-after cul-de-sacs, this substantial four bedroom detached home represents a wonderful opportunity for buyers seeking space, convenience and potential in equal measure. Within easy walking distance of Churcher's College, Petersfield mainline railway station and the town centre, the location truly is second to none.

Set behind an impressive frontage, the property features a generous driveway offering ample off-road parking, a mature planted front garden with laid-to-lawn area, and an integral garage - providing excellent practical provision from the outset.

Stepping inside, a welcoming entrance hallway sets the tone, with a convenient ground floor WC off to the right hand side. To the left, is a notably spacious sitting room immediately impresses, boasting attractive oak flooring, a characterful bay window and a gas fireplace - the perfect space to relax and entertain. French doors open through to a conservatory, extending your living space and drawing in natural light throughout the day. Adjacent, a separate dining room enjoys a pleasant rear aspect, ideal for family gatherings. Completing the ground floor is a well-appointed kitchen/breakfast room, also with a rear aspect, featuring a range of base and eye-level units, a gas hob, and space for white goods, alongside a dedicated utility area and a handy side door to the outside.

Upstairs, a light and airy landing leads to four excellent sized bedrooms, with the master bedroom being particularly impressive in scale and benefiting from fitted wardrobes. A shower room and a separate bathroom serve the upper floor with ease.



To the rear, the enclosed west-facing garden is a real highlight - a mature, private retreat featuring well-stocked borders, specimen trees and a patio area perfect for al fresco dining and catching the afternoon and evening sun.

With genuine scope to extend and improve (subject to the usual consents), this is a fantastic opportunity to acquire a well-positioned family home in one of Petersfield's most desirable addresses. An early viewing is strongly recommended.

Double glazed throughout

Gas central heating

All mains services

No forward chain

Council tax band F - £3223 per annum

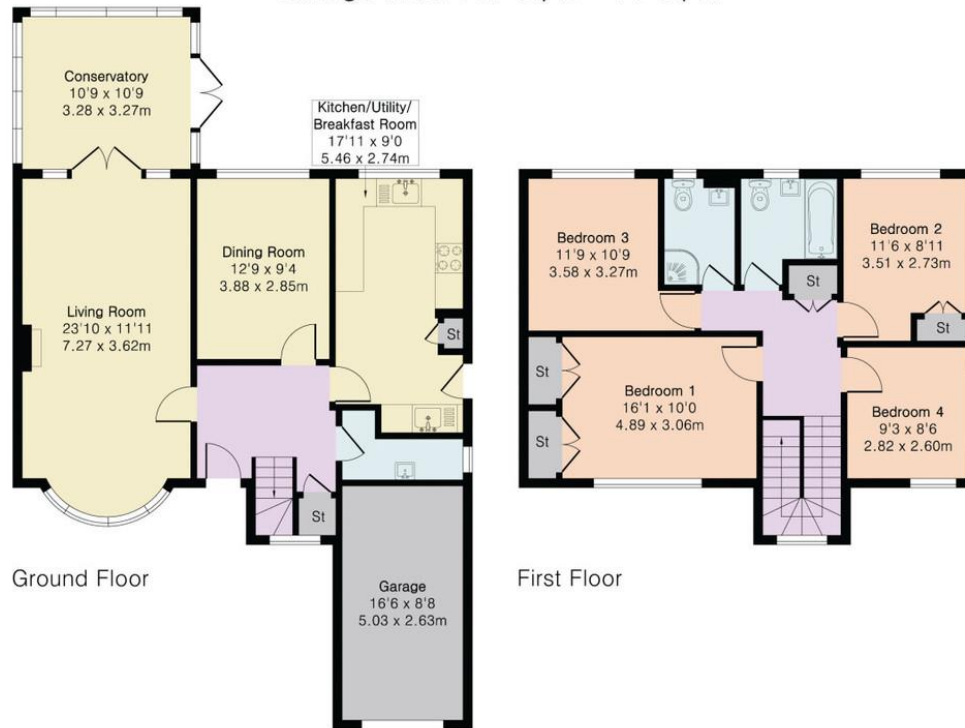


**Approximate Gross Internal Area 1511 sq ft - 140 sq m
(Excluding Garage)**

Ground Floor Area 832 sq ft – 77 sq m

First Floor Area 679 sq ft – 63 sq m

Garage Area 141 sq ft – 13 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	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 and 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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