





Set within a well-established terrace on Station Road, this handsome three bedroom Victorian home has been the subject of a comprehensive renovation to a high standard by its current owner, thoughtfully reconfigured into a cohesive family home over several years. Original character has been retained wherever possible, with period details including skirting, architraves, coving and ceiling roses sympathetically reinstated. The high ceilings are complemented by commercial-grade wood-effect flooring across the ground floor, while the property has been fully rewired and replumbed and fitted with an internet/app-controlled heating system, cast-iron-style radiators and independently controlled heated towel rails. Energy efficiency has been carefully considered throughout, with replacement insulated ground floors, upgraded wall insulation, 300mm of loft insulation and double-glazed sash-style windows all contributing to a warmer, more efficient home without compromising on period character. This is a home that has been sympathetically modernised rather than simply redecorated, with the quality of the unseen work matching the beauty of the finish.

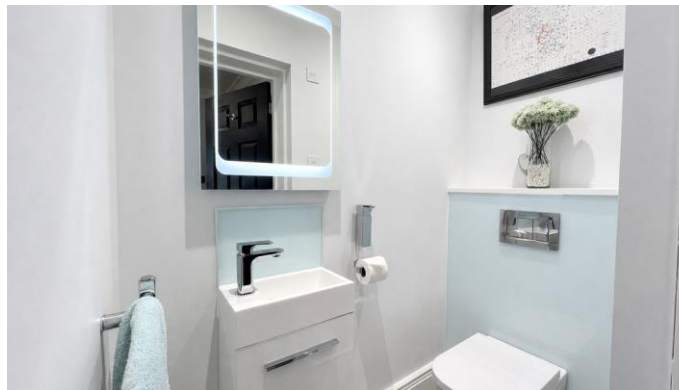


A smart entrance opens into a welcoming hallway with bespoke fitted cloakroom storage - coat, boot and hat storage with integrated bench and mirror - alongside a stylish guest WC with wall-hung sanitaryware and heated illuminated mirror. To the front of the house, the dining room retains a beautifully refurbished original marble fireplace with period coving and ceiling rose, plus generous under-stairs storage.

The kitchen forms the true heart of the home, fully fitted with integrated NEFF appliances beneath quartz worktops, an instant boiling and filtered water tap, and hidden

lighting, with side access out to the garden and a secure, externally accessed bike store. This flows through into a purpose-built living room extension, where a flush ceiling finish, large roof lantern with integrated electric blind and full-width bi-fold doors flood the space with light and open directly onto the garden - ideal for both everyday family life and entertaining. A separate utility room with laundry and drying space completes the ground floor.

The original staircase has been reinforced and beautifully restored with a carpet runner and chrome stair rods, leading to a landing with a restored rooflight for natural light and summer ventilation. Upstairs, three well-proportioned bedrooms all feature hotel-style lighting with bedside master switches. The principal bedroom benefits from fitted furniture and a fully tiled en suite with underfloor heating, complete with an electric Velux roof window with integrated blind and automatic rain sensor.



Station Road, Petersfield

Approximate Gross Internal Area = 113.0 sq m / 1216 sq ft

Store = 1.7 sq m / 18 sq ft

Total = 114.7 sq m / 1234 sq ft

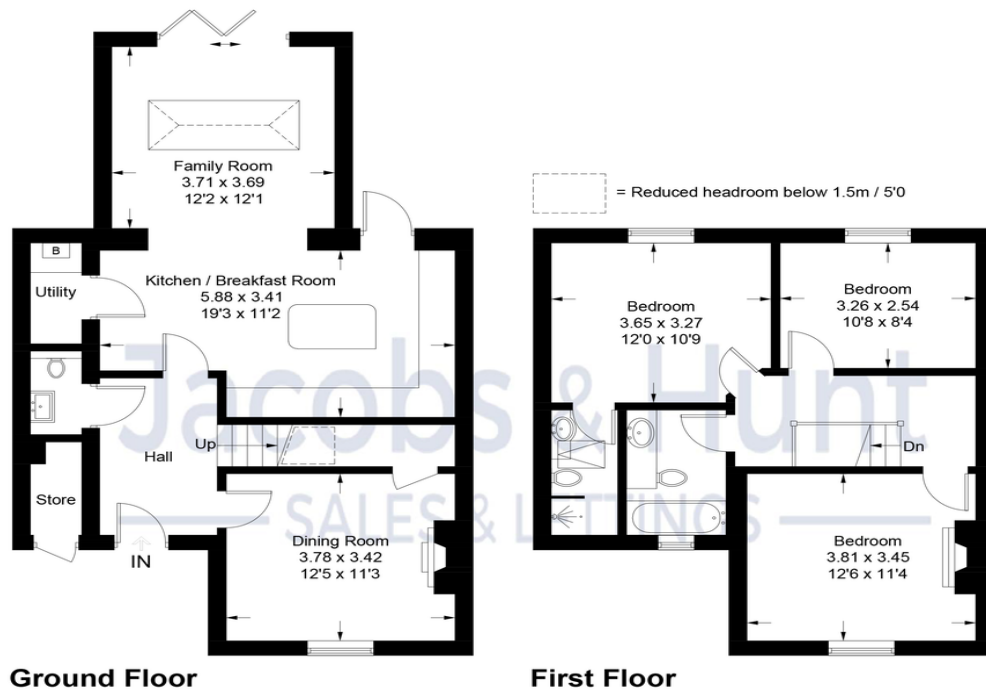


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1327705)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 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 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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