

Clare Gardens, Petersfield

£450,000

Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Clare Gardens, Petersfield, GU31 4EU

Williams of Petersfield are delighted to present this modern and spacious three/four-bedroom family home, ideally situated in a popular residential location close to Petersfield Heath. The property enjoys an enviable position, with a stunning outlook across the playing fields towards the South Downs.

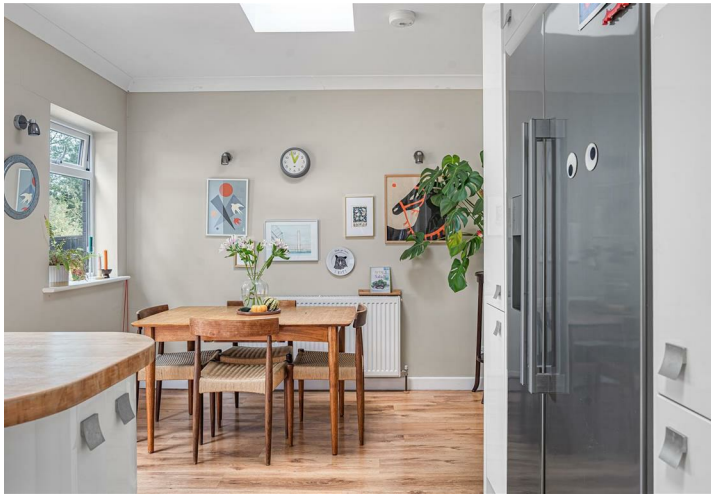
The ground floor offers well-presented and flexible accommodation, with a bright front-aspect sitting room featuring a log burner, leading through to a dedicated office space, a modern kitchen and open plan dining.

The converted garage provides excellent versatility and could be used as a fourth bedroom, home office, playroom or additional living space, with a shower room and utility area conveniently located alongside, or could be opened up to create a fantastic open-plan space.

The contemporary kitchen is well equipped with plenty of storage, generous countertop workspace and space for an American-style fridge/freezer and dishwasher, as well as room for a good-sized dining table. Double doors open directly onto the generous rear garden, creating a great connection between the kitchen and outdoor space. Upstairs are three generously sized bedrooms, with the principal bedroom enjoying a fantastic rear aspect overlooking the fields. A family bathroom completes the first floor, along with multiple storage options.

Outside, the property benefits from a large driveway with parking for up to four cars, while the generous enclosed rear garden offers plenty of space for families and entertaining. A patio area immediately outside the kitchen provides the perfect spot for outdoor dining.









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

Tenure
Freehold

Additional Information
EPC - C
Tax Band - C

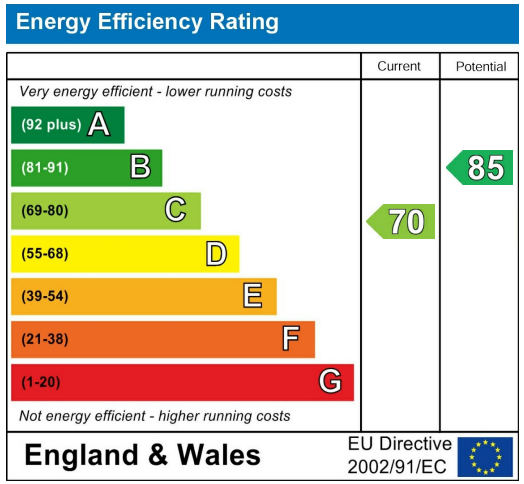












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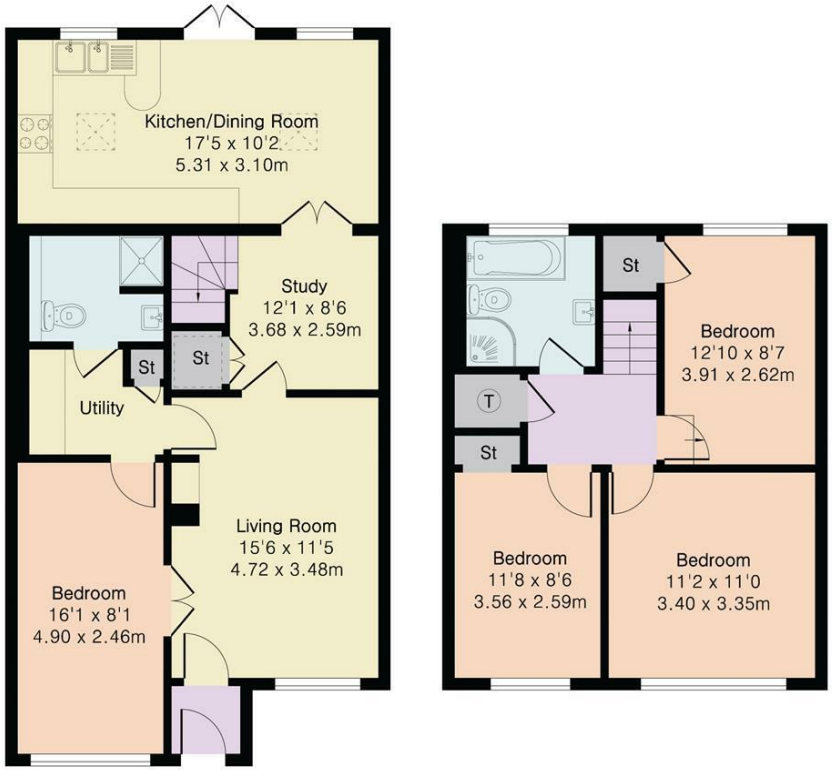
Approximate Gross Internal Area 1239 sq ft - 115 sq m

Ground Floor Area 753 sq ft – 70 sq m

First Floor Area 486 sq ft – 45 sq m



Ground Floor First Floor

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