



## White Hart Cottages, College Street, Petersfield, Hampshire, GU31

Guide price: £650,000 Freehold

In the heart of the town, an immaculately presented house with a west-facing landscaped garden and off-street parking for three cars.

Main bedroom with en suite shower room, bedroom 2, family bathroom, sitting room, kitchen/family room, garden and parking.

EPC Rating: "C" (78).

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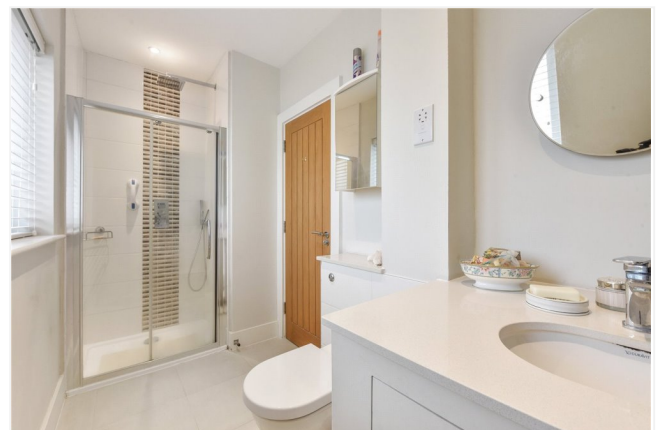
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## DESCRIPTION

Designed by award winning architects Huw Thomas, a modern house on a select development of just 8 houses in the heart of the town. The house is beautifully finished with a variety of modern features including underfloor heating on the ground floor, triple-glazing throughout, a Bosch Induction Hob and a Villeroy & Boch sink in the kitchen. A particular feature of the house is a tremendous kitchen/family room which is vaulted providing a feeling of space. There are also double doors to the garden. The accommodation is arranged over two floors and the layout gives someone the opportunity of living on the ground floor with a downstairs bathroom and second bedroom if required. On the first floor is the main bedroom with a built in wardrobe and shower room. Outside, the landscaped garden is to the rear and provides minimal maintenance and is enclosed by fencing. A gate leads through to a private parking area for two cars. There is also a third parking space in the development carpark accessed through electric gates. An internal viewing is strongly recommended.



## LOCATION

White Hart Cottages are situated right in the heart of Petersfield town centre and are therefore extremely convenient for all the amenities it has to offer. Petersfield has a bustling town centre with shops including Tesco, Waitrose, M&S Food, and there are numerous boutiques, cafes and further shops. The train station provides a service to London Waterloo to the north (in approximately an hour) and Portsmouth to the south. The town has many active clubs and societies with golf available at Petersfield and Liphook, horse and motor racing at Goodwood, polo at Cowdray Park and sailing along the South Coast. There are many excellent schools in the area including Churcher's College, Bedales, Ditcham Park, The Petersfield School and Midhurst Rother College.

## SERVICES

Mains gas, electricity, water and drainage.

## LOCAL AUTHORITY

East Hampshire District Council, Petersfield. Band D.

## SERVICE CHARGE

In the region of £500 per annum

## DIRECTIONS

From our Petersfield Office proceed to the bottom of the High Street and at the War Memorial turn left into College Street. As soon as you enter the one-way system immediately after the traffic lights you will see White Hart Cottages on your left.

Ref: AB/170092/2

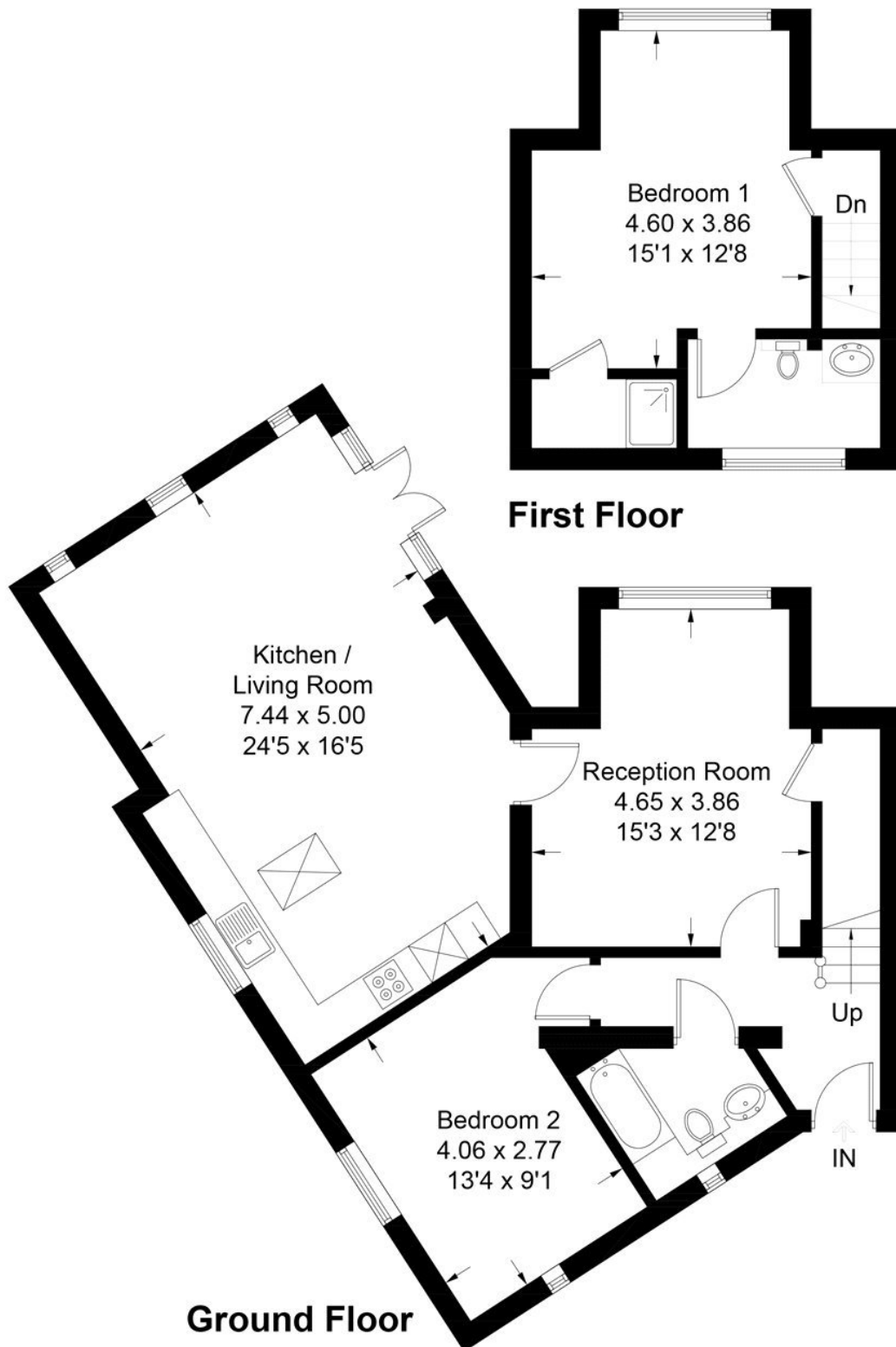




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Approximate Gross Internal Area = 102.5 sq m / 1103 sq ft



PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2018.

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