



## Farm Drive, Petersfield, Hampshire, GU31

Guide Price: £700,000 *Freehold*



A beautifully presented modern family home overlooking a small green in a popular development to the south of the town centre with a garage, parking and a west facing garden.

### KEY FEATURES

- Four-bedroom detached family home
- On a popular development
- West facing garden
- Parking and garage
- No onward chain
- Approximately 0.5 miles from Petersfield High Street



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#### DESCRIPTION

The property is a beautifully presented, modern, detached family home with brick and rendered elevations under a tiled roof and accommodation over two floors. The layout can be seen in the floorplan but of particular note is the tremendous triple aspect kitchen/dining room with matching floor and mounted units and double doors lead to the rear garden. From the hall, stairs rise to the first floor landing, off which are four bedrooms and a family bathroom. The main bedroom has its own en-suite shower room. Outside, the house is approached by a pedestrian path to the front door. To the left of the house is a drive with parking for two cars leading to a detached single garage. The garden lies to the rear, is laid to lawn, enclosed by fencing and being west facing, is the perfect spot to unwind during the long summer afternoons.

#### ACCOMMODATION

Main bedroom with en suite shower room, three further bedrooms, family bathroom, reception room, kitchen/dining room, downstairs cloakroom with WC, hall, single garage, parking and a west facing garden.

#### LOCATION

The property is located on a popular development situated towards the southern fringes of Petersfield. Petersfield is situated in the heart of The South Downs National Park and offers a variety of amenities in a bustling town centre. Shops include Waitrose, M&S Food, Tesco and there are numerous boutiques, cafes and further shops. The train station provides a direct service to London Waterloo to the north (in a little over 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, The Festival Theatre in Chichester, polo at Cowdray Park and sailing along the South Coast. There are many popular schools in the area including Churcher's College, Bedales, Ditcham Park and The Petersfield School.

#### DIRECTIONS

From our office head to the bottom of the High Street and turn right into Dragon Street by the War Memorial. At the first roundabout continue straight over into The Causeway passing The Petersfield School on your right. Take the next left into Weald Way and turn right at the T junction. The property will be found after a short distance on your right opposite the green.

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## MATERIAL INFORMATION

**Method of sale:** Private treaty

**Tenure:** Freehold

**Construction:** Brick and tiles

**Services:** Mains gas, electricity, water and drainage

**Council Tax Band:** East Hampshire District Council. **Band "E"**

**EPC Rating:** "B" (84)

**Service Charge:** Latest figures TBC

**Rights & Easements:** None known

**Flooding:** To the best of our knowledge, there has been no internal flooding

**Restrictions:** Within the South Downs National Park

**Mobile Signal:** Likely (Ofcom)

**Broadband Availability:** Superfast (Ofcom)

**Parking:** Garage and off-street parking

**Viewings:** Strictly by appointment with Winkworth Petersfield

**WHAT3WORDS:** ///alerting.rags.ferried

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### Important Notice

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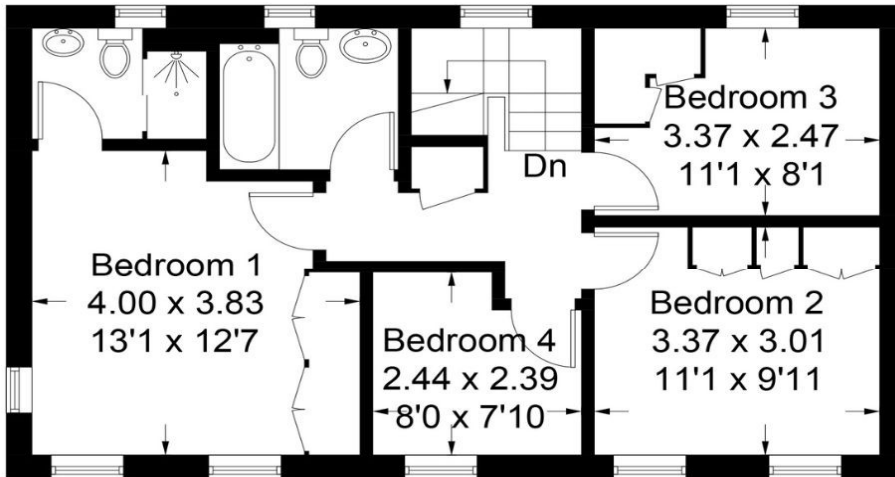
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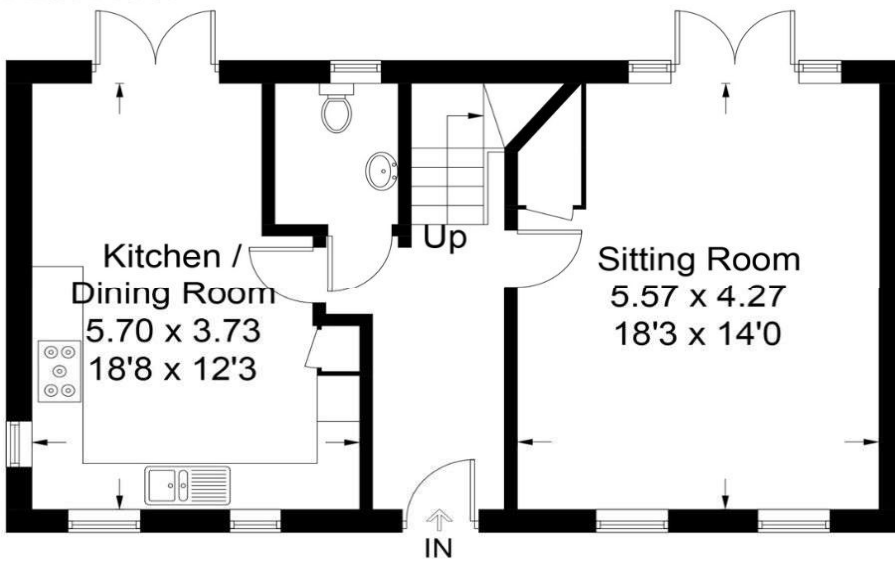
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# Farm Drive, GU31

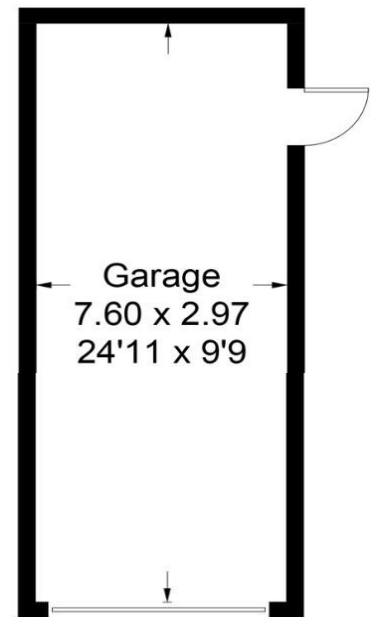
Approximate Gross Internal Area = 112.0 sq m / 1205 sq ft  
Garage = 22.4 sq m / 241 sq ft  
Total = 134.4 sq m / 1446 sq ft



**First Floor**



**Ground Floor**



(Not Shown In Actual Location / Orientation)

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 2025.

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