



## Merritts Meadow, Petersfield, Hampshire, GU31

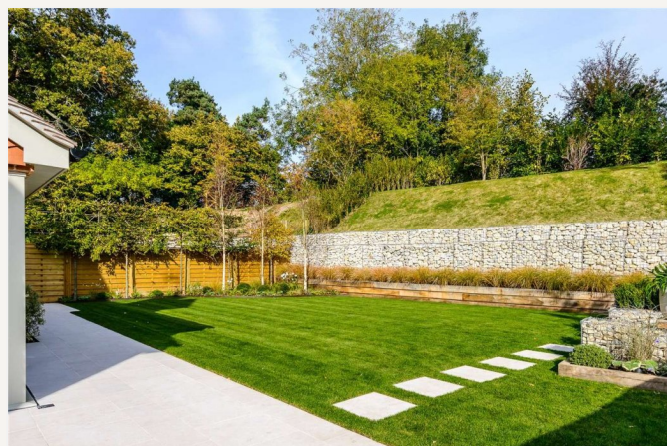
Guide Price: £1,750,000 *Freehold*



### KEY FEATURES

A modern detached family home, tucked away close to the town centre with a garage, off-street parking and garden.

- Modern detached family home
- Built in 2016 by local housebuilders 6a Vision
- Versatile living accommodation over three floors
- Close proximity to Petersfield Town and Station
- Garage, off-street parking and garden



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#### DESCRIPTION

Built in 2016 by the well-respected, local house builders 6a Vision, the property is a detached family home with brick and part tile-hung elevations under a tiled roof and accommodation over three floors. With a deceptively spacious living accommodation, the house has a lot to offer. The floorplan denotes the layout, but of particular note is the tremendous, open-plan kitchen/living/dining room with a central island and two sets of bi-folding doors leading outside; very much the heart of the house. The main reception room has windows to both the front and back and there is an open fire; an ideal spot to thaw out during the winter months. Also on the ground floor is a downstairs cloakroom with WC and a utility room with a door leading outside. From the hall, stairs rise to the first floor landing, off which are three bedrooms and a family bathroom. The master bedroom has its own dressing room and en suite bathroom. From the landing, stairs rise to the top floor where there are a further two bedrooms and family shower room. Outside, the house is approached through an electric sliding gate leading to a drive with parking for a number of cars. There is a single attached garage. The main garden is to the rear and is laid to lawn with a large stone terrace, perfect for outside entertaining. The care and attention that has gone into the build of this family home is genuinely superb, with underfloor heating throughout and concrete floors on the upper levels to ensure minimal noise to floors below. The property has been fitted with CAT 5 wiring and there's the remainder of a 10 year guarantee from December 2016.

#### ACCOMMODATION

Main bedroom with en suite bathroom and dressing room, four further bedrooms, family bathroom and shower room, reception room, kitchen/sitting room with dining area, utility room, downstairs cloakroom with WC, hall, garage, parking and garden.

#### LOCATION

In the heart of the South Downs National Park, Petersfield is a historic market town with a variety of amenities in a bustling town centre which is just a short, level walk away. 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 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. Popular schools in the area include Churcher's College, The Petersfield School, Bedales (all of which are within walking distance) and Ditcham Park.

#### DIRECTIONS

From our office at 26 High Street, turn left and proceed to the end of road, passing the War Memorial on your right. On reaching College Street, turn left passing The Red Lion Public House on your right. Continue for a few hundred metres and on reaching a "T" Junction at the end of the road, turn right and the entrance to Merritts Meadow is almost immediately on the left. The property is situated after a short distance on your right.

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## MATERIAL INFORMATION

**Method of sale:** Private treaty

**Tenure:** Freehold

**Construction:** Brick elevations under a tiled roof

**Services:** Mains gas, electricity, water, drainage and an air source heat pump.

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

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

**Service Charge:** N/A

**Ground Rent:** N/A

**Rights & Easements:** There are no known Rights of Way

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

**Mobile Signal:** Limited (Ofcom)

**Broadband Availability:** Ultrafast available (Ofcom)

**Parking:** There is a garage and off-street parking

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

**What3Words:** [online.squeaking.also](https://www.what3words.com/online.squeaking.also)

Ref: AB/210102/1



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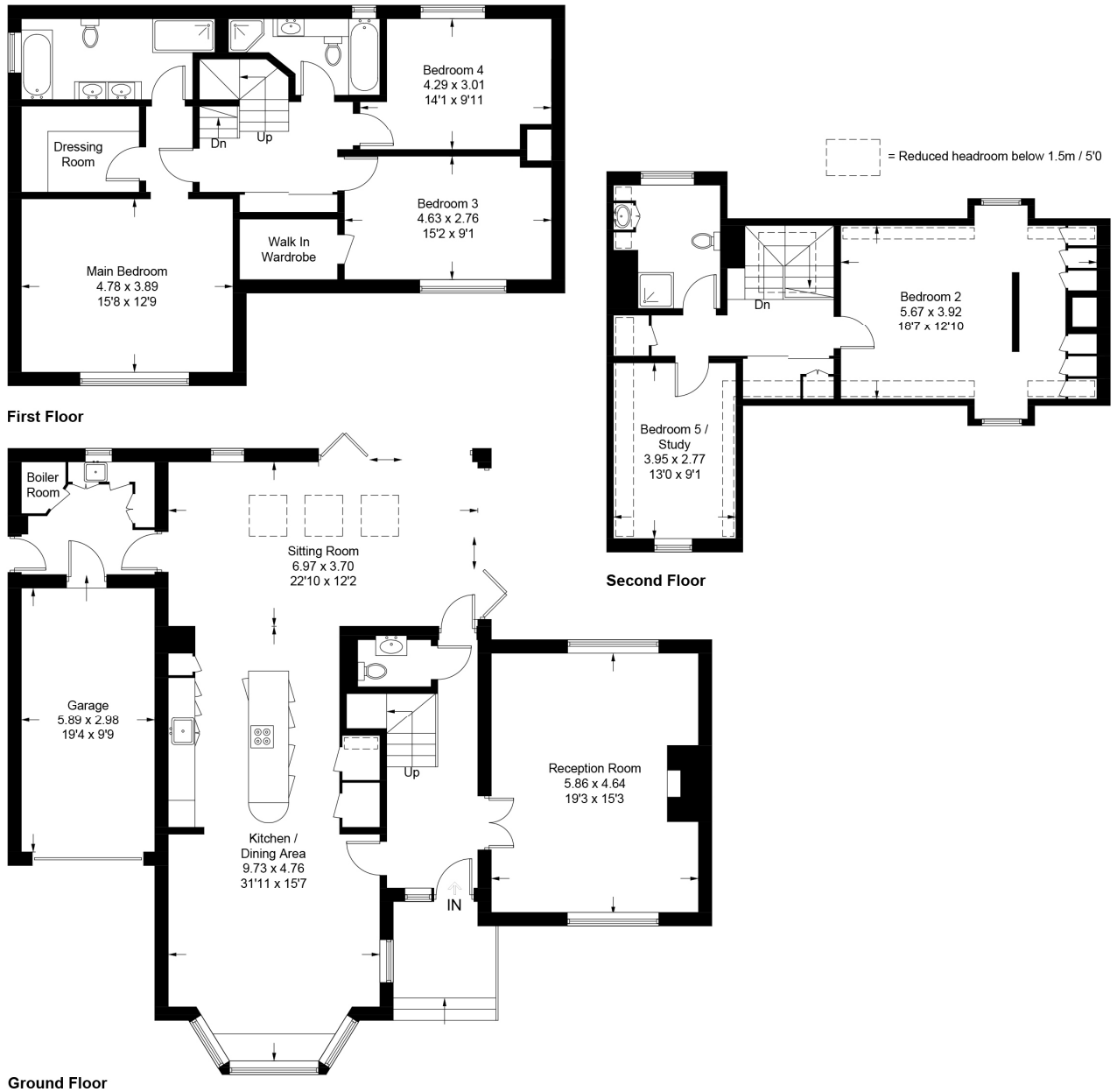
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Approximate Gross Internal Area = 275.3 sq m / 2963 sq ft



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 2021.

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