



Long Down, Petersfield, Hampshire, GU31

Guide Price: £650,000 Freehold

A detached family home on the ever-popular Herne Farm development with a west facing garden and double garage.

Main bedroom with an en suite bathroom, three further bedrooms, family bathroom, sitting room, dining room, study, kitchen, double garage, parking and garden.

EPC Rating: "D" (64).

Winkworth

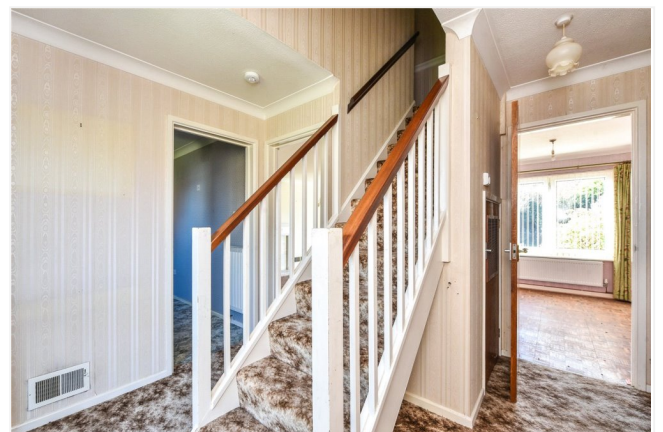
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DESCRIPTION

The property is a detached family home with brick elevations under a tiled roof and accommodation over two floors. The layout can be seen in the floorplan but of particular note are the lovely large windows allowing light to flow through the accommodation. Outside, the house is approached by a drive with parking for at least two cars leading to a detached double garage. The main garden lies to the rear and being west facing is an ideal spot to unwind during the long summer afternoons. An internal viewing is recommended. The house does require general updating throughout and is available with no onward chain. Please note that these details are in a draft format and are therefore subject to change.



LOCATION

The property is situated in the popular Herne Farm estate, approximately 0.7 mile to the east of Petersfield High Street. The residents of the estate benefit from a private leisure centre which includes a swimming pool, two squash courts and a bookable hall. 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 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 popular schools in the area which include Churcher's College, Bedales, Ditcham Park and The Petersfield School (TPS).

Herne Farm Limited service charges: £120 per annum (2020).

Mains gas, electricity, water and drainage.

Ref: AB/220111/3.

LOCAL AUTHORITY

East Hampshire District Council, Petersfield

DIRECTIONS

From our office on Petersfield High Street, turn left and proceed to the end of the road. Continue straight on into Heath Road and pass Festival Hall on the left. Take the next turning on the left into Herne Road and continue to the end of the road. On reaching Moggs Mead, turn right and Long Down will be found after approximately 0.4 mile on the left. The property is the first house on the left.

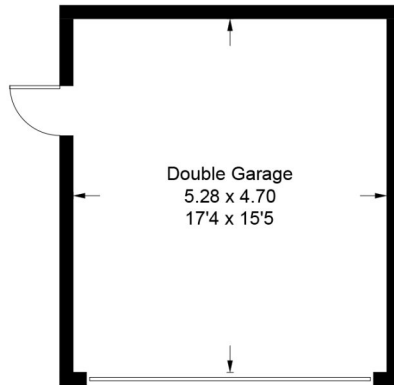


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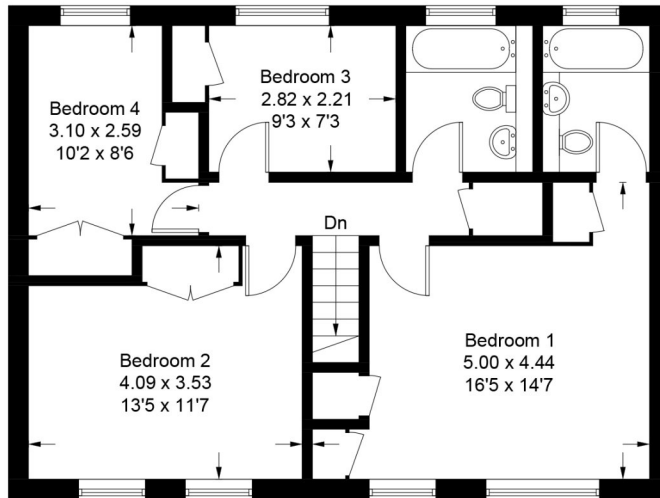
Approximate Gross Internal Area = 127.2 sq m / 1369 sq ft

Double Garage = 24.9 sq m / 268 sq ft

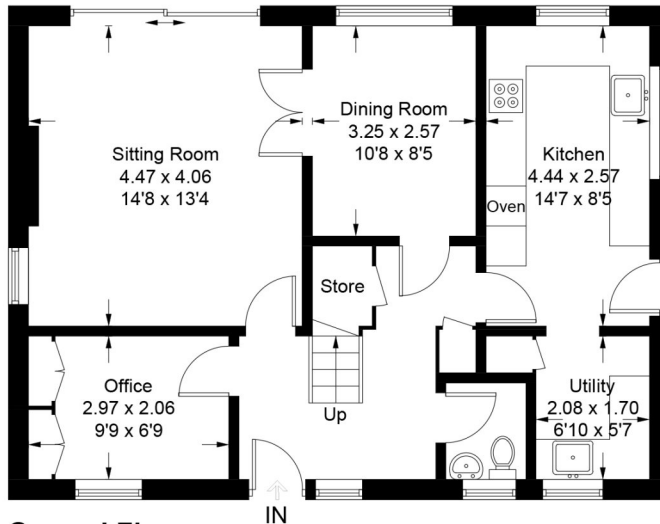
Total = 152.1 sq m / 1637 sq ft



(Not Shown In Actual Location / Orientation)



First Floor



Ground Floor

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 2022.

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