



Stonechat Close, Petersfield, Hampshire, GU31

Guide Price: £375,000 *Freehold*



A well-presented terraced home to the east of the town centre with a garden and parking.

KEY FEATURES

- Modern family home
- Three bedrooms
- Fitted kitchen with separate utility room
- Rear garden
- Off-street parking
- No onward chain
- Close proximity to Taro Lesire Centre



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DESCRIPTION

Greatly improved by the current owners, the property is a modern, end of terrace family home with brick elevations under a tiled roof believed to date from the 1970's. The layout can be seen in the floorplan but of particular note is the spacious reception room with a sliding door that leads to the garden and there is useful study to the front of the house. The ground floor also comprises of a kitchen/breakfast room with contemporary units, a separate utility room and WC. From the hall, stairs rise to the first floor landing, off which are three bedrooms and a family bathroom. Outside, the house is approached by a path leading to the front door with a driveway which has parking for two cars. The main garden is to the rear and can be accessed either through the house or by a side gate. Predominantly laid to lawn with a small patio area, the garden is enclosed by wooden fencing and there is a shed.

ACCOMODATION

Three bedrooms, bathroom, hall, sitting room/dining area, kitchen, utility room, downstairs WC, garden and parking.

LOCATION

The property is situated off Wheatear Drive, approximately 1.5 miles to the east of Petersfield High Street. 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, 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, Bohunt School and The Petersfield School (TPS).

DIRECTIONS

From our office at 26 High Street, proceed to the end of the High Street, continuing straight on into Heath Road. At the end of Heath Road, turn right onto Heath Road East and then take the second turning on the left into Rival Moor Road. After approximately 0.4 mile, take the turning on the left into Wheatear Drive and after a short distance, Stonechat Close can be found on your left-hand side.

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MATERIAL INFORMATION

Method of sale: Private treaty

Tenure: Freehold

Construction: Brick and tile

Services: Mains gas, electricity, water and drainage

Council Tax Band: "D"

EPC rating: "C" (73)

Service Charge: N/A

Ground Rent: N/A

Rights & easements: None known

Flooding: To the best of our knowledge, the property has never flooded.

Mobile signal: Likely (Ofcom)

Broadband availability: (Ultrafast (Ofcom)

Parking: off-street parking for two cars

Viewings: Strictly by appointment through Winkworth Petersfield

WHAT3WORDS: ///scream.scanty.plausible



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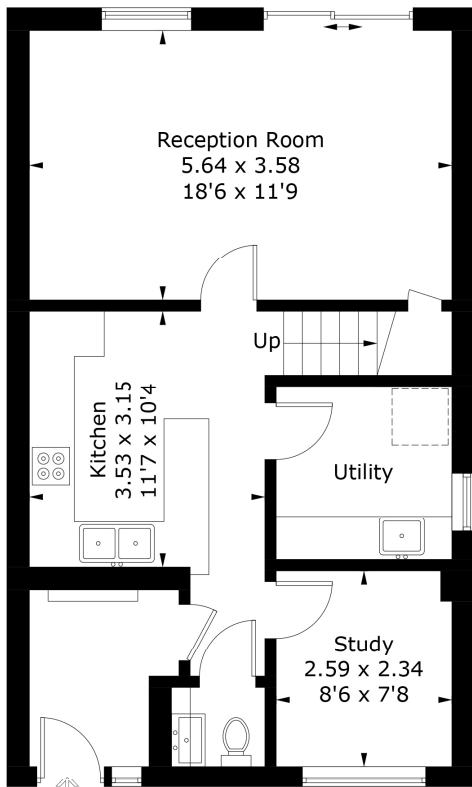
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Approximate Gross Internal Area = 99.6 sq m / 1072 sq ft

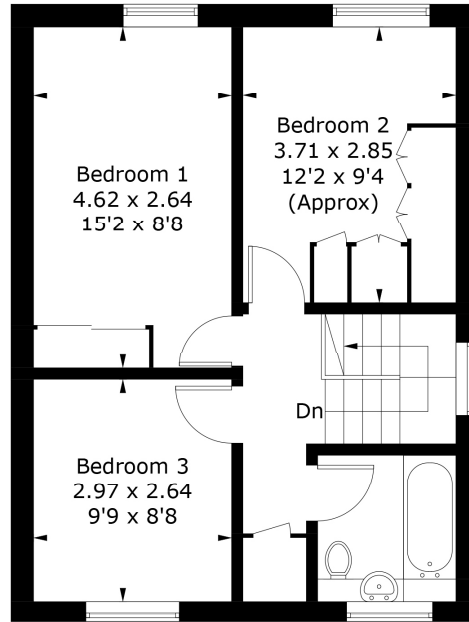
Shed = 8.5 sq m / 91 sq ft

Total = 108.1 sq m / 1163 sq ft

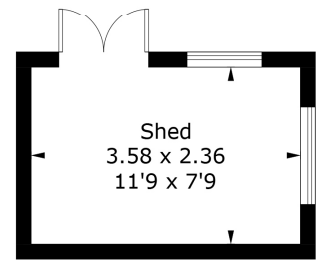


Ground Floor

 = Reduced headroom below 1.5m / 5'0



First Floor



(Not Shown In Actual Location / Orientation)

PRODUCED FOR HOMES 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. (ID1129107)

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