



Barentin Way, Hampshire, GU31

£600,000 *Freehold*



A beautifully appointed modern townhouse on a popular development with a garage and south-easterly facing garden.

KEY FEATURES

- Three storey townhouse
- Situated on a popular modern development
- Main bedroom with en suite shower room
- Versatile living accommodation
- Immaculately presented
- No onward chain



Petersfield

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DESCRIPTION

The property is an attractive mid-terrace three/four bedroom townhouse with contemporary and versatile accommodation over three floors situated in a popular residential development in close proximity to Petersfield town centre and railway station. On entering the property is a light-filled hallway which leads to a downstairs bedroom or study and separate shower room. There is a large family room which features a wood-burning stove, utility area and a door leads to the rear garden. From the hall, stairs rise to the first floor landing, off which is a good sized kitchen/dining room and a large reception room/additional bedroom. An option for a fourth bedroom is available if future owners decide to use a reception room on the first floor as a double bedroom. On the second floor are two double bedrooms with built-in wardrobes, one of which has its own en-suite shower room and there is an additional family bathroom. Outside, the garden is to the rear and can be accessed either through the house or by a pedestrian gate. Predominantly laid to lawn the garden is enclosed by fencing and is an ideal spot to unwind during the summer months. Situated in a block is a single garage.

ACCOMODATION

Main bedroom with en suite shower room, two further bedrooms, family bathroom, separate shower room, reception room, kitchen/dining room, garden room with utility area, cloakroom with WC, garden and garage. EPC Rating: "C" (74).

LOCATION

The property is situated in a popular development at the top of Ramshill, to the north east of the town centre. Petersfield 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 including Churcher's College, Bedales, Ditcham Park, The Petersfield School and Bohunt School. Being in the heart of The South Downs National Park, the surrounding countryside is renowned for its rolling hills, unspoilt landscapes and outdoor pursuits.

DIRECTIONS

Turn left out of our office at 26 High Street and proceed to the end of the road, turning left into College Street. Turn right at the end of the road and then almost immediately left up Rams Hill. Pass the entrance to Churcher's College on the right and then turn left into Barentin Way. At the first "T" junction, turn right and the property can be found after a short distance on your right-hand side.

Ref: AB/240060/1.

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MATERIAL INFORMATION

Method of sale: Private treaty.

Tenure: Freehold with vacant possession.

Construction: Brick and tiles.

Services: Mains gas, electricity, water and drainage.

Council Tax Band: E.

EPC Rating: "C" (74).

Service Charge: N/A

Ground Rent: N/A

Mobile signal: Likely (Ofcom).

Broadband availability: Ultrafast available (Ofcom).

Parking: Garage.

Rights & Easements:

None known.

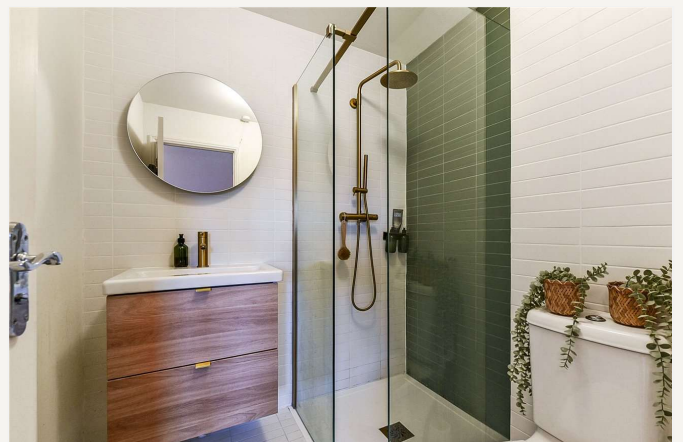
Viewings: Strictly by appointment with Winkworth Petersfield.

WHAT3WORDS: ///musically.crumples.atom



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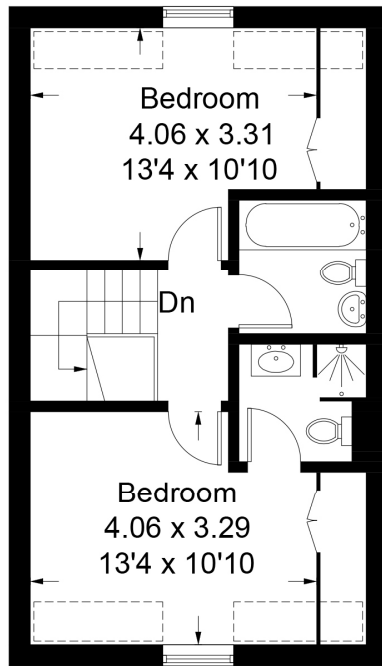
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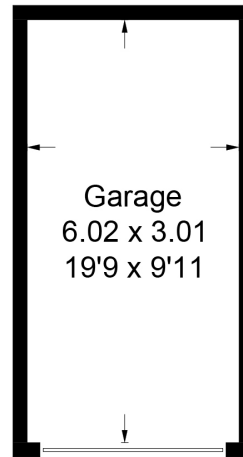
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Approximate Gross Internal Area = 124.9 sq m / 1344 sq ft
 Garage = 18.0 sq m / 194 sq ft
 Total = 142.9 sq m / 1538 sq ft

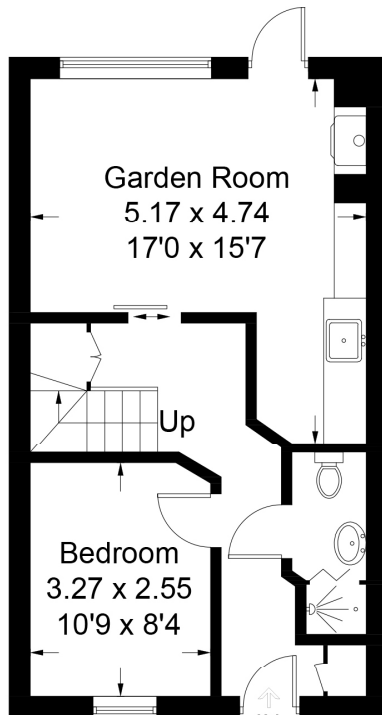


= Reduced headroom below 1.5m / 5'0

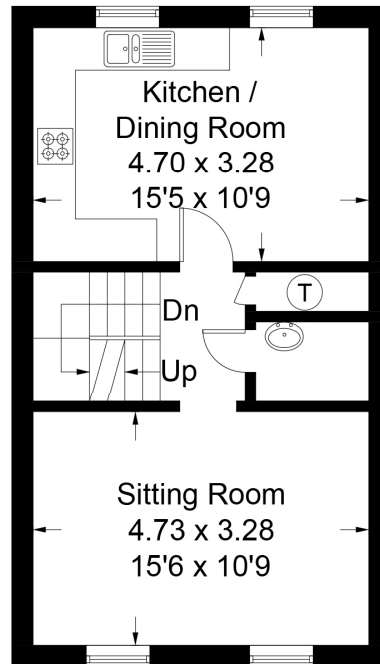


(Not Shown In Actual Location / Orientation)

Second Floor



Ground Floor



First Floor

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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 2024.

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