



Linnet Close, Petersfield

**£1,850 Per Month**



**Williams of Petersfield**  
INDEPENDENT ESTATE AGENTS

# Linnet Close, Petersfield

Williams of Petersfield are delighted to offer this refurbished and unfurnished 4 bedroom family house. The property comprises of downstairs cloakroom, lounge, modern fitted kitchen/breakfast room with space for a washing machine, tumble dryer, slimline dishwasher & fridge/freezer. Upstairs there are three double bedrooms, and a good sized single bedroom. There is also a new bathroom suite with shower over the bath, basin and toilet. The property also benefits from new carpets throughout, new decor, a low maintenance garden & off road parking.

EPC: D  
Council Tax D



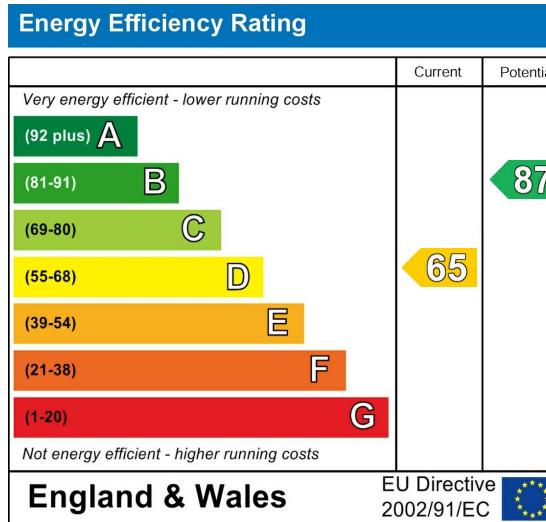
### Location paragraph

Petersfield is a market town and civil parish in the East Hampshire district of Hampshire. It is 17 miles north of Portsmouth on the A3 road. The town has its own railway station on the Portsmouth direct line, the mainline rail link- connecting Portsmouth and London (Waterloo). The town is situated on the northern slopes of the South Downs. Petersfield lies wholly within an area of outstanding natural beauty and within the boundary of the South Downs National Park. The town is on the crossroads of the well-used north-south (A3) and east-west (A272) routes and it originally grew as a coach stop on the Portsmouth to London route. Petersfield is twinned with Barentin in France and Warendorf in Germany. Petersfield is a popular location for families, due to the choices of schools available, including; Churchers College, The Petersfield School (TPS) Herne Junior school and a number of infant schools and playgroups nearby. The town centre offers a good selection of shops and facilities, including Waitrose, Tescos and Lidl supermarkets and a mixture of High street brands and local independent businesses. Being within the South Downs National Park there are a plethora of country walks and cycle paths and the jewel in the Town's crown is the Heath & Lake.

### Local Authority paragraph

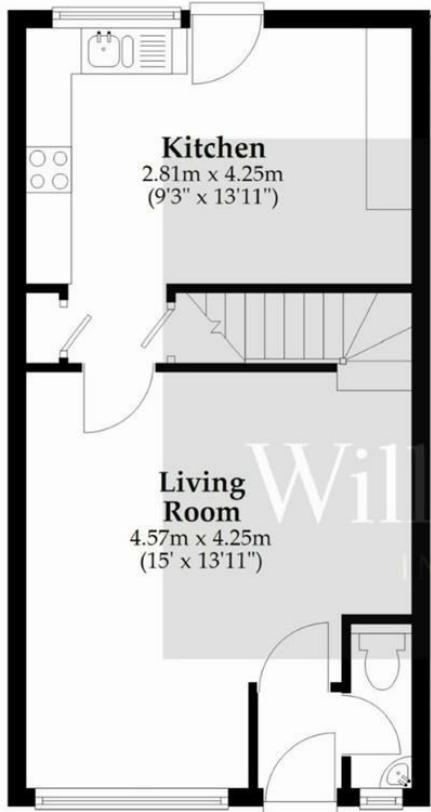
East Hampshire District Council  
Penns Place, Petersfield  
Hampshire, GU31 4EX  
01730 266551

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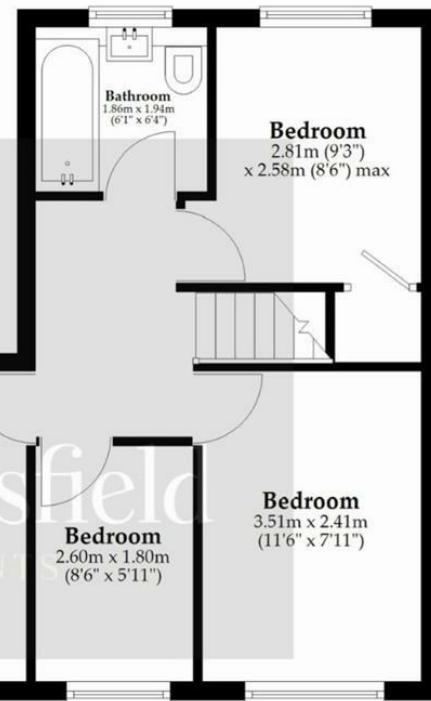
### Ground Floor

Approx. 35.6 sq. metres (383.7 sq. feet)



### First Floor

Approx. 44.0 sq. metres (473.5 sq. feet)



Total area: approx. 79.6 sq. metres (857.1 sq. feet)

This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.

## Williams of Petersfield

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