



Durford Road, Petersfield

Price Guide £825,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Durford Road, Petersfield

Williams of Petersfield are delighted to present this beautifully renovated five-bedroom home, finished to a high standard throughout. The property offers an excellent balance of space, style and practicality, along with ample private off-road parking.

Upon entering, you are welcomed by a spacious hallway, with a convenient downstairs W.C. to the left. Straight ahead, the property opens into a stunning open-plan kitchen, dining and living area overlooking the landscaped garden. The kitchen is well designed with integrated appliances and a range of base and eye-level units, flowing seamlessly into the dining and living spaces, making it ideal for both everyday living and entertaining. A separate utility room provides additional practicality.

The ground floor also features three well-proportioned double bedrooms, one of which benefits from a modern en suite shower room. Allowing easy living throughout.

Upstairs, there are two further spacious double bedrooms, one with built-in storage, along with a large family bathroom complete with both a bath and separate shower. The property also benefits from excellent storage throughout.

Externally, the garden is attractively landscaped with a lawn and patio area, ideal for outdoor dining. Mature plants and shrubs create a private and peaceful setting.



Location

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, Tesco 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

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

Additional Information

All main services


Tenure

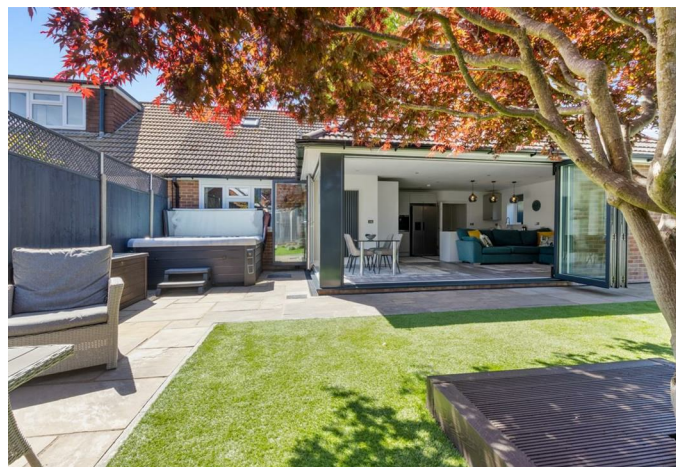
Freehold

EPC - D

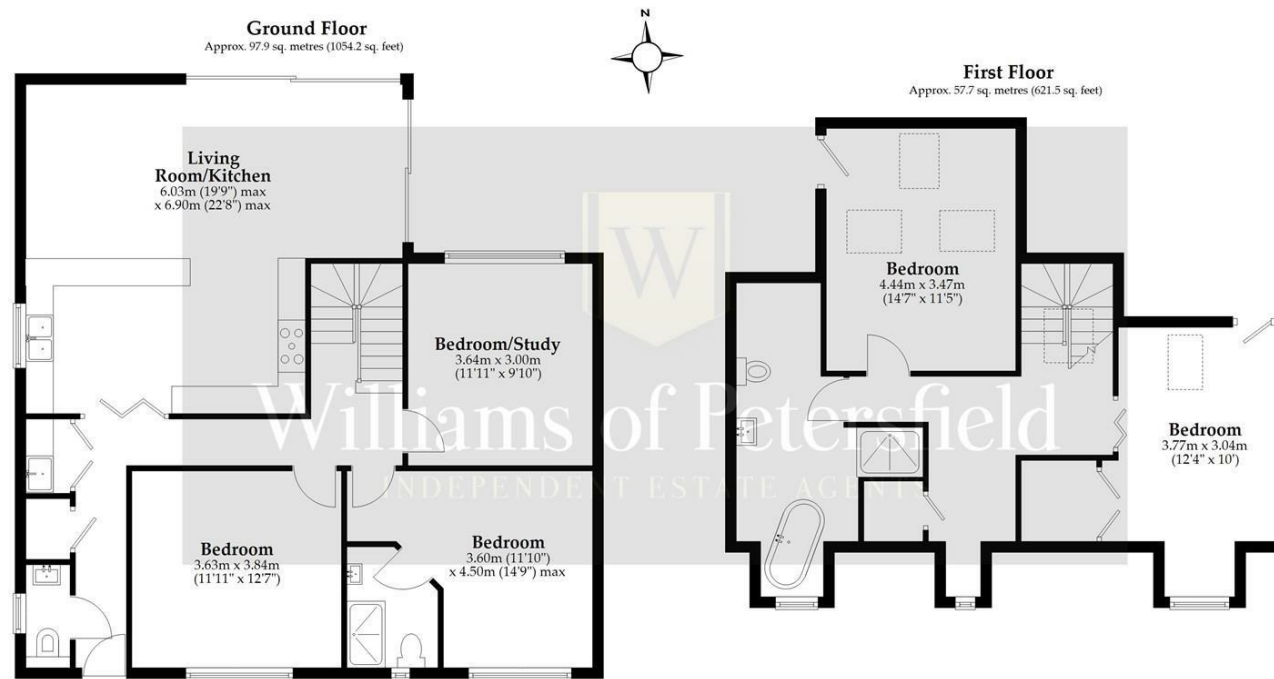
Tax Band - C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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Total area: approx. 155.7 sq. metres (1675.7 sq. feet)

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