



Holt Down, Petersfield

Offers Over £300,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Holt Down, Petersfield

Williams of Petersfield are pleased to offer this two bedroom property, situated the popular Herne Farm Estate in Holt Down. This property is a short walk away from Petersfield Heath and Lake.

The property is ****CHAIN FREE**** and would be a great starter home or investment property.

As you enter the property there is a bright and cheery hallway, leading to kitchen with built in oven and gas hob. The living space overlooks the garden and is spacious with lots of light flooding in from windows. The garden is enclosed and low maintenance, with a lot of scope for any keen gardener to make their own and plenty of space for a large shed to the rear where the gate leads to the rear and garage with parking in front of the garage. .

The first floor offers two bedrooms and a family bathroom completes the upstairs.

In addition the property is double glazed, has gas central heating and boarded a loft ,under stairs storage and shed space in rear garden.

Early interest in this property is key as there will be a large amount of buyers wanting to view this property

EPC - C
Council Tax - C



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, 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

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

Additional Information

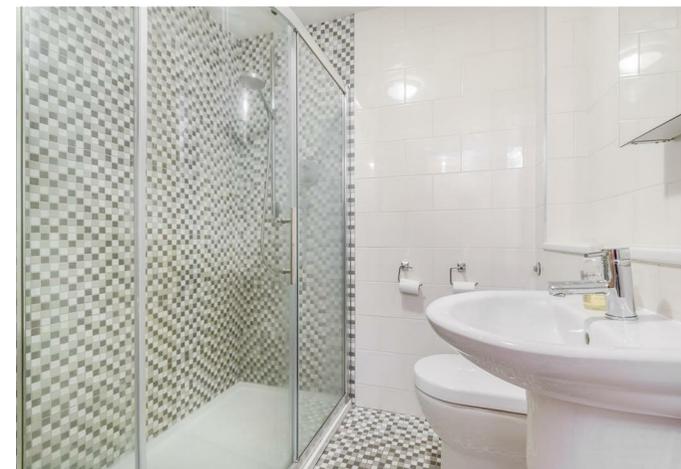
All main services connected.

Tenure

Freehold

Energy Efficiency Rating

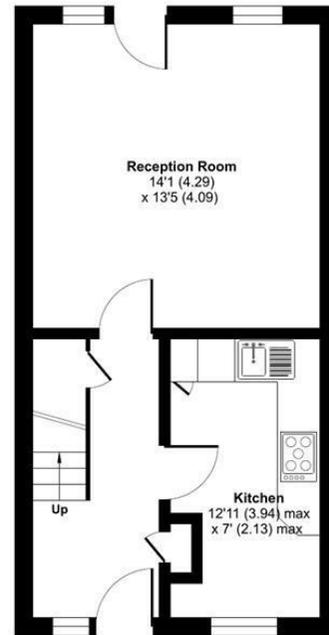
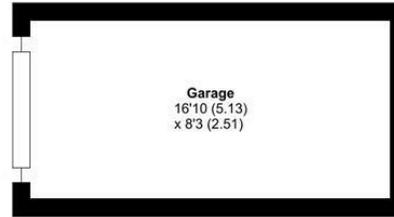
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B	76	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



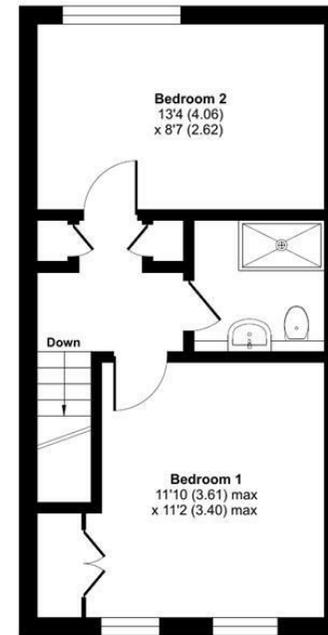
Holt Down, Petersfield, GU31

Approximate Area = 877 sq ft / 81 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Williams of Petersfield. REF: 846912.

Williams of Petersfield

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