



Butser Walk, Petersfield

**Offers Over £475,000**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS

## Butser Walk, Petersfield

A wonderful family home located in the Herne Farm development on Butser Walk. Only a short walk away from Petersfield town centre, schools and mainline train station.

As you step into this property, you are greeted by an inviting entrance hall that leads to a convenient downstairs W.C. The spacious reception room is filled with natural light and is generous in size.

The open plan kitchen and dining room is modern and practical, with room for a dining table, as well as under stair storage. One of the highlights of this lovely house is the conservatory, accessed from the kitchen / dining room, perfect for your morning coffees.

All three spacious bedrooms offer built-in wardrobe space. Completing the upstairs is a well appointed family bathroom.

Outside, the property boasts a delightful garden, complete with a shed for storage. Whether you have a green thumb or simply enjoy al fresco dining, this garden is sure to be a wonderful extension of your living space. This home enjoys a separate garage.

Contact the office for more information, viewing is highly recommended.

Herne Farm Service Charge - £120 per annum (contact the office for more information)

Council Tax - C  
EPC - D



## 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

## Tenure

Freehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



# Butser Walk, GU31

Approximate Gross Internal Area = 101.1 sq m / 1088 sq ft

Shed = 2.9 sq m / 31 sq ft

Total = 104.0 sq m / 1119 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
Produced for Williams of Petersfield. (ID1130236)

## Williams of Petersfield

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