



Bepton Down, Petersfield

**Asking Price £585,000**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS

# Bepton Down, Petersfield

Explore this ideally located three-bedroom link-detached home on the desirable Herne Farm development, Bepton Down. Just a short walk from Petersfield's mainline train station and local schools, this property offers exceptional convenience and is sold with no onward chain.

Upon entering, you'll find a welcoming hallway that leads to a spacious, neutral-toned kitchen with generous worktop space and ample storage. As well as an area for a dining table.

The open-plan living and dining area, with its airy layout, offers flexible spaces for both entertaining and relaxation. The formal dining space features large windows overlooking the garden, and French doors open directly onto the peaceful outdoor patio. Conveniently located on the ground floor, the W.C. also serves as a laundry area, with plumbing for your washing machine.

Upstairs, the main bedroom includes built-in wardrobes and an en-suite shower, while the second double bedroom also features built-in storage. A versatile single bedroom serves well as an office or study. The modern family bathroom completes the upstairs.

The fantastic garden leads to a patio, a well-kept lawn, and flower beds filled with mature shrubs. The garden also provides convenient rear access to the garage, which includes additional loft storage, as well as a side access gate.

Early viewing is highly recommended!

No Onward Chain

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

Council Tax - E

EPC - 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

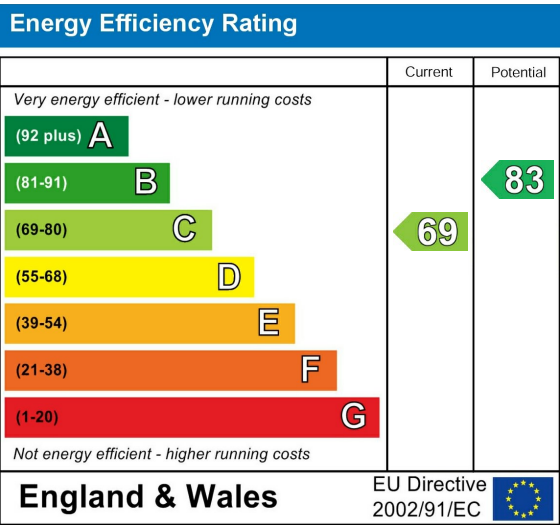
East Hampshire District Council  
Penns Place, Petersfield  
Hampshire, GU31 4EX  
01730 266551

Additional Information

All main services

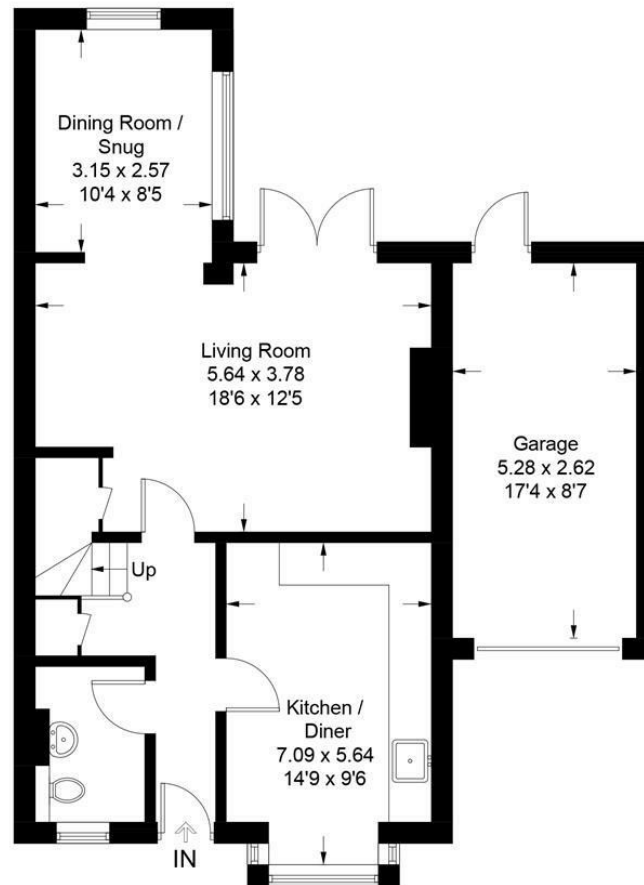
Tenure

Freehold

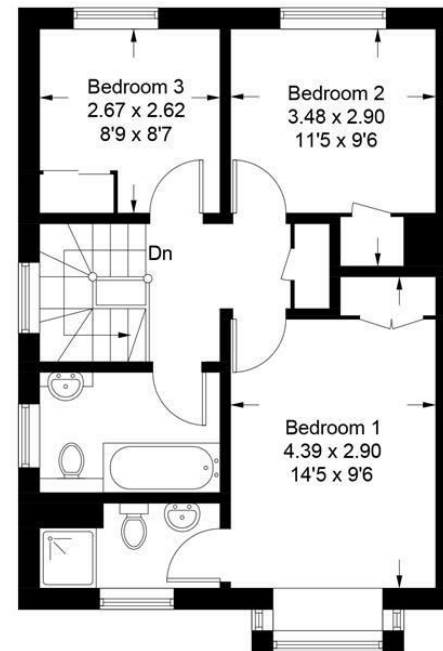


## Bepton Down, GU31

Approximate Gross Internal Area = 98.0 sq m / 1055 sq ft  
Garage = 13.9 sq m / 150 sq ft  
Total = 111.9 sq m / 1205 sq ft



**Ground Floor**



**First Floor**

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
Produced for Williams of Petersfield. (ID1139311)

### Williams of Petersfield

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