



Glebe Road, Petersfield

**Offers Over £490,000**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS

## Glebe Road, Petersfield

Nestled in the highly desirable village of Buriton, just a short drive from Petersfield, this impressive four-bedroom semi-detached family home awaits its new family. Petersfield has a main train line to London Waterloo and also buses to Petersfield or other nearby towns.

As you step through the light and airy porch, a delightful insight through to this beautiful property begins. To the right of the porch, a small office space, providing a dedicated area for work or study. Adjacent to the office, a convenient downstairs w.c. offers added practicality.

Continuing into the house, the living room is on the left, featuring a bright bay window that fills the room with natural light. The downstairs layout flows seamlessly, leading you to the dining area with large windows and doors that open up to the garden.

The recently renovated kitchen showcases a high-quality finish, exhibiting both style and functionality. With an impressive island at its centre and ample storage space.

As you ascend to the upper floor, there are four bedrooms, each generously providing wardrobe space for convenient storage of personal belongings. The family bathroom and separate shower room offer flexibility and convenience for the entire household.

Outside, the garden unveils a perfect balance between size and ease of maintenance. It presents an ideal space for outdoor activities, gardening, or simply unwinding in the fresh air.

Viewing is highly recommended.



## Location - Buriton

Buriton is a delightful and extremely popular village on the Hangers Way bridle path, it lies at the foot of the tree-covered hill of Head Down, one of the highest points of the South Downs. Footpaths from the village connect to the South Downs Way and the adjacent Queen Elizabeth Country Park making it very popular area with walkers, horse riders and mountain bikers. The village has a primary school, two popular public houses, village hall, as well as the village pond and the church of St. Mary. The close by market town of Petersfield offers a comprehensive range of shopping, sporting and leisure facilities together with a main line station on the Portsmouth to London Waterloo line.

## Local authority

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

## Additional Information

All main services  
EPC - C  
Council Tax - D

## Tenure

Freehold



## Energy Efficiency Rating

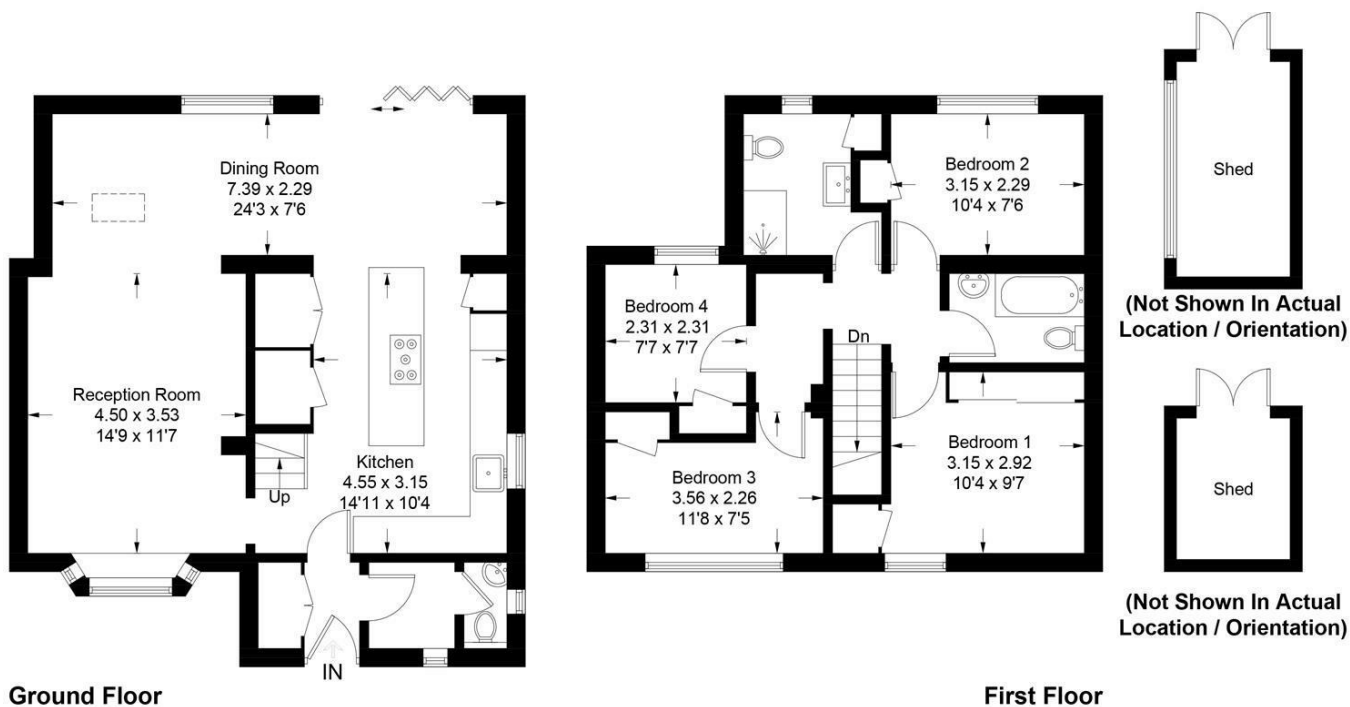
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
<b>England &amp; Wales</b>		



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## Glebe Road, GU31 5SB

Approximate Gross Internal Area = 111.7 sq m / 1202 sq ft  
Sheds = 10.7 sq m / 115 sq ft  
Total = 122.4 sq m / 1317 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. (ID988917)

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