



Osborne Road, Petersfield

Offers Over £500,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Osborne Road, Petersfield

Tucked behind a private gate on Osborne Road, this beautiful three bedroom cottage has been thoughtfully maintained and updated by the current owners. Ideally positioned just a short walk from the town centre and mainline station, it also enjoys the rare advantage of both a generous front garden and a private south-facing rear garden.

The property is rich in original features, including beautifully preserved wooden floorboards, high ceilings, and elegant fireplaces that add warmth and personality throughout. At the front of the house, the light-filled living room features a striking box bay window and a log burner. The heart of the home is the open-plan kitchen and dining area which was converted 6 years ago, with solid wooden worktops, generous storage and French doors out onto your patio. A separate utility room with plumbing, a downstairs W.C. and under stair storage completes the downstairs.

Upstairs, two spacious double bedrooms offer original fireplaces and fitted wardrobes, while the third bedroom enjoys garden views, ideal as a study or single bedroom. A stylish, well-finished bathroom completes the first floor.

Accessed via French doors, the charming cottage-style garden is a bright and tranquil space to relax and enjoy the sunshine. Enclosed by characterful brick walls and framed with flowering borders, it offers a great sense of privacy. Climbing plants weave their way up the trellises, enhancing the garden's natural appeal. A useful garden shed provides practical storage and also offers potential to be transformed into a home office or studio, making this a versatile outdoor area.

EPC - D
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, 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

Additional Information

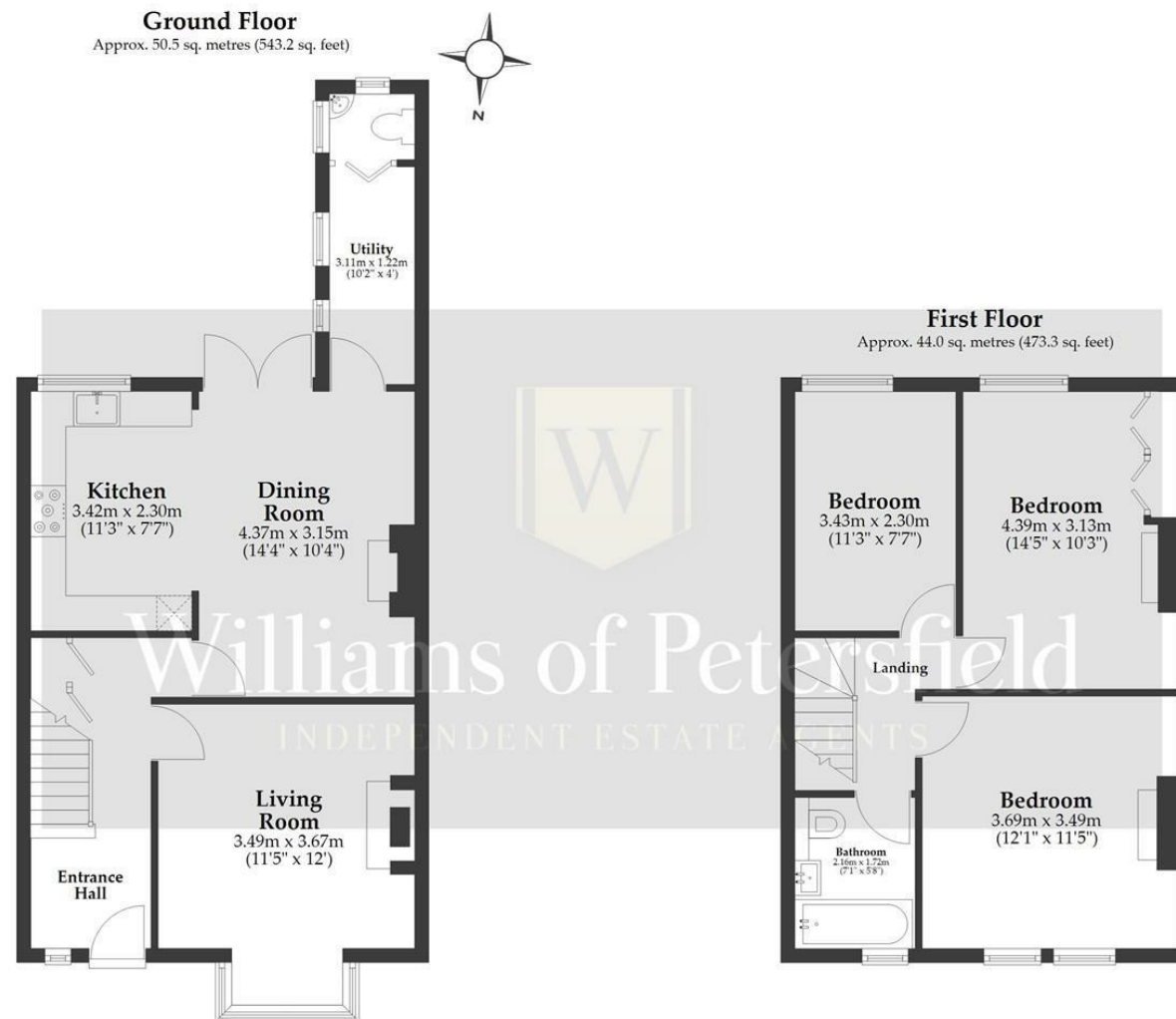
All main services

Tenure

Freehold

| Energy Efficiency Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 77 |
| (55-68) D | 68 | |
| (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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