



Petersfield, Hampshire

A well presented detached four bedroom family home set within in an enviable position overlooking the playing green and park on the ever-popular Ramshill Development, located within walking distance of the generous amenities of the market town of Petersfield.

On approach you will notice the obvious kerb appeal of the house which has a bordered front garden and driveway to the enclosed car port. The hallway entrance is very spacious and has built-in storage and a cloakroom. One side of the house is a fitted kitchen with separate utility room and a dining room. The main reception room has a gas fireplace and double doors onto the gardens.

The first floor boasts four generous bedrooms. The principal bedroom has an en-suite shower room, while the other three bedrooms are serviced by a family bathroom with a neutral three-piece suite. There is also an airing cupboard and loft access from the landing. The loft is insulated, partially boarded and is a great storage space.

The gardens have mature borders, an extended patio, side return storage and access to the front garden via the carport.

Freehold

- Detached Family Home
- Four Generous Bedrooms
- Private and Secluded Garden
- Spacious Kitchen and Dining Room
- Separate Living Room
- En-suite to Bedroom One
- Walking Distance to Railway Station
- Close Proximity to Excellent Schools
- Driveway and Carport



Floorplan



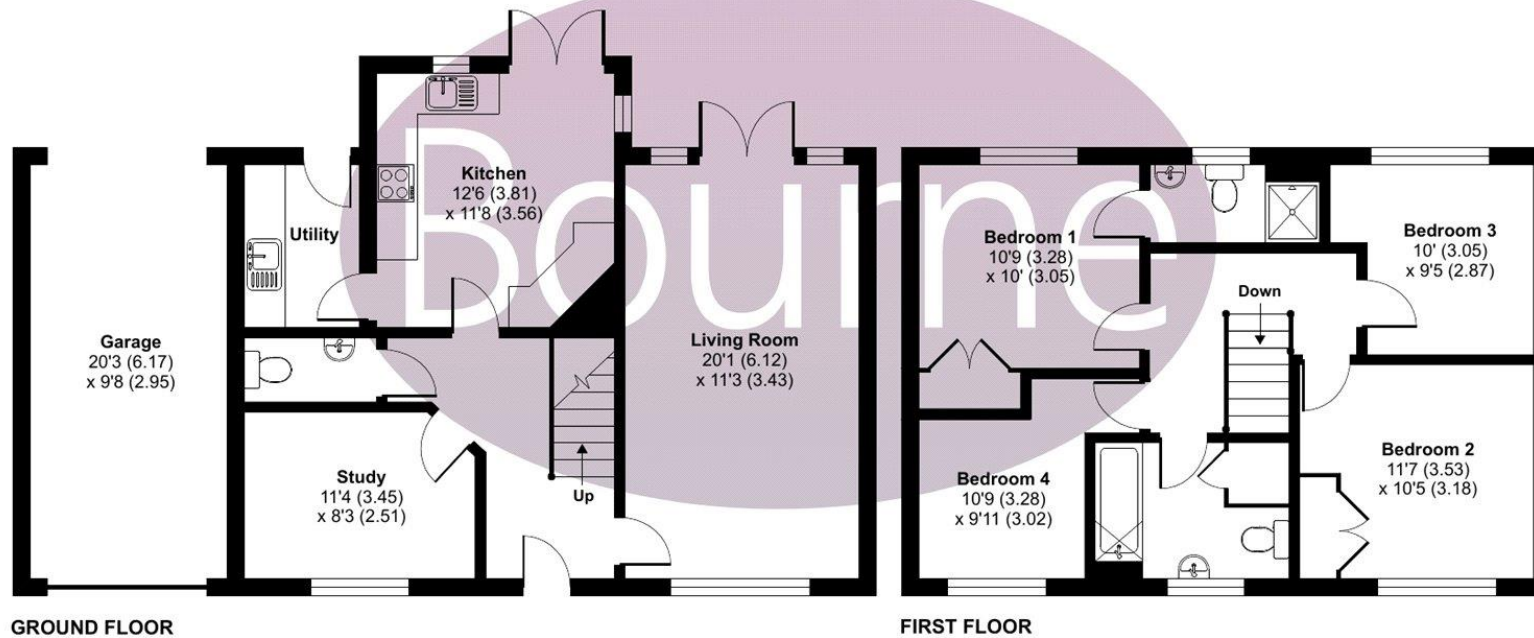
Luker Drive, GU31

Approximate Area = 1278 sq ft / 118.7 sq m

Garage = 197 sq ft / 18.3 sq m

Total = 1475 sq ft / 137 sq m

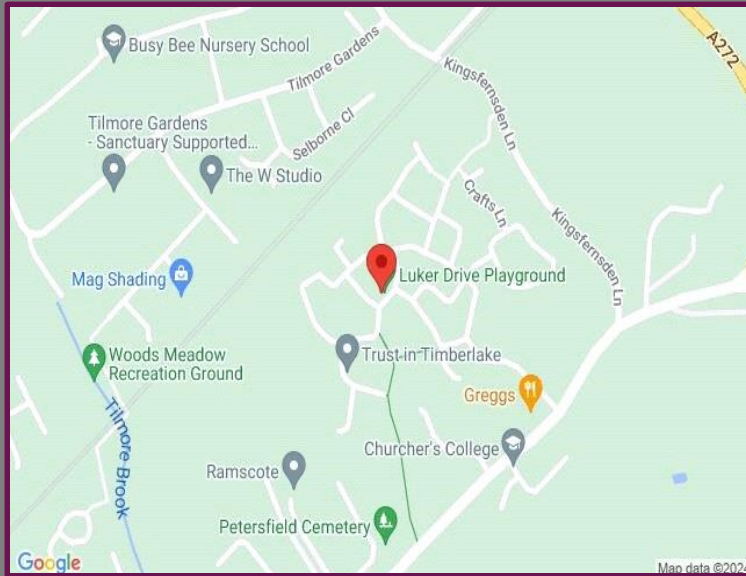
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Bourne Estate Agents. REF: 1090107

Location

Luker Drive is situated on the Ramshill development in Petersfield within walking distance of Churchers College. The beautiful market town is within easy reach and offers a Waitrose a selection of boutiques and popular shops. The house is well located for commuters as the A3 to London and the South Coast is a short drive and the Mainline Train Station to Waterloo is within walking distance.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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