



ESTATE AGENTS



Petersfield, Hampshire

Offers in excess of £550,000

Petersfield, Hampshire

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

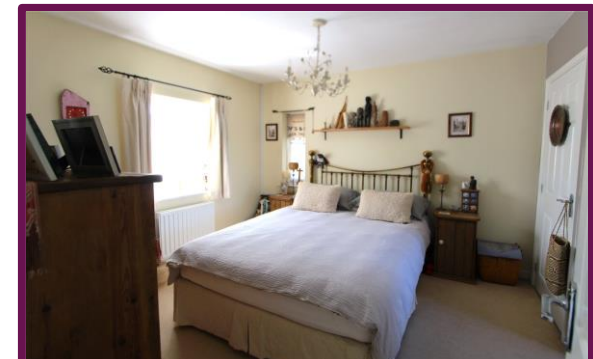
To the ground floor, the spacious entrance hall leads to the light and airy triple aspect lounge, dining room, kitchen and cloakroom. The current owners have tastefully extended the property with the addition of a spacious bespoke Grovewood conservatory boasting picturesque garden views. On approach you will notice the obvious kerb appeal of the house which has a pretty bordered front garden.

The first floor boasts three bedrooms and a family shower room. The principal bedroom is spacious with 'his and hers' wardrobes and a neutral en-suite shower room. The second and third bedrooms both have ample built in storage. There is an airing cupboard and loft access from the landing. The loft is insulated, partially boarded and provides useful storage space.

The house is situated on a corner plot with a garden larger than most on the development, it is mainly laid to lawn with a wide variety of trees, mature shrubs and bushes. The position of the property allows a driveway for 2 cars and a garage which has been converted to create a fully insulated study with power that can be accessed from the garden. To the front of the garage ample storage space remains.

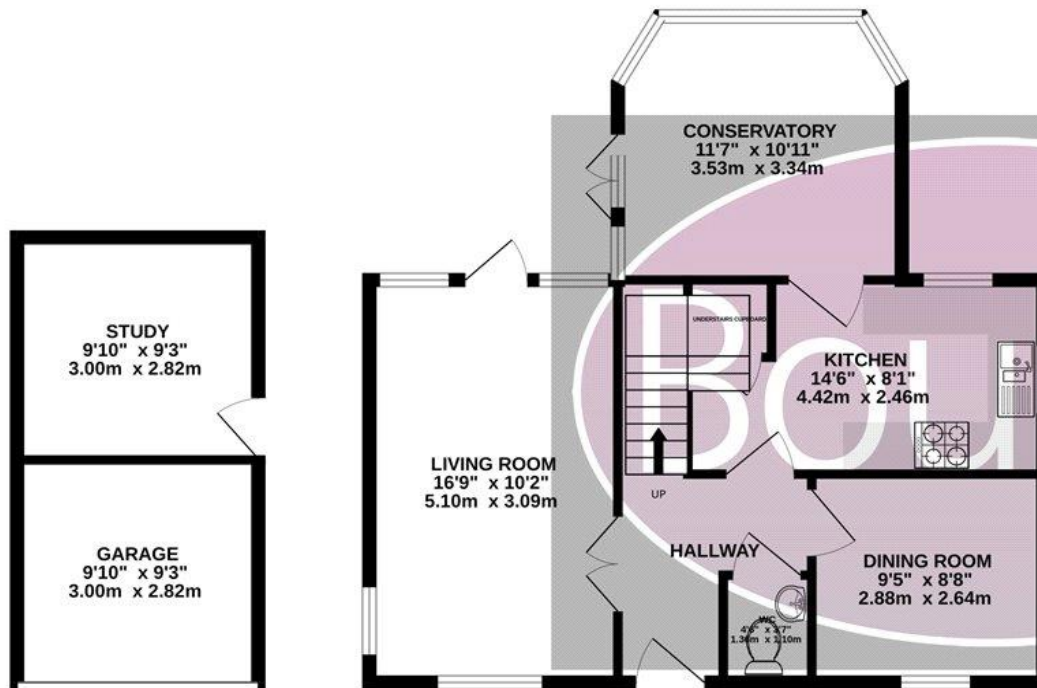
Freehold

- Detached Family Home
- Three Bedrooms
- Triple Aspect Living Room
- Spacious Conservatory
- Private and Secluded Garden
- En-suite to Bedroom One
- Walking Distance to Railway Station
- Close Proximity to Excellent Schools
- Converted Garage
- Driveway Parking for 2 Cars

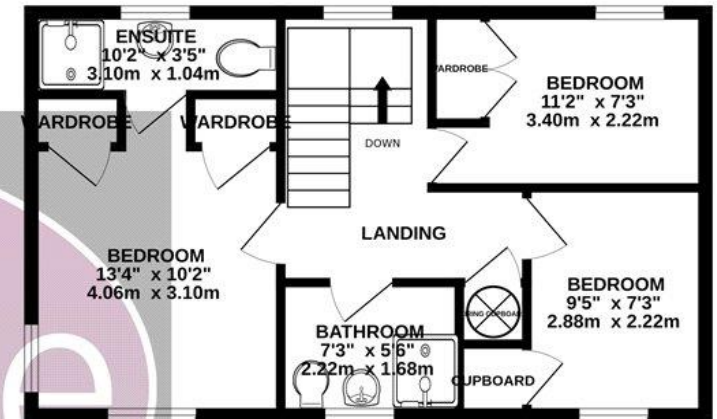


Floorplan

GROUND FLOOR
764 sq.ft. (71.0 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 1225 sq.ft. (113.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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		88
(69-80) C	78	
(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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