



Ramsdean Road, Petersfield, Hampshire, GU32

OIEO: £500,000 Freehold

A beautifully presented modern, end of terrace home close to Langrish Primary School with a garden, garage and off-street parking.

NO ONWARD CHAIN.

Main bedroom with ensuite shower room, two further bedrooms, sitting room, kitchen/family room, hall, downstairs cloakroom with WC, garage, garage and parking.

EPC Rating: "C" (80).

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DESCRIPTION

The property was built by Cala Homes in approximately 2020 and offers light, contemporary accommodation over two floors under a tiled roof. The layout can be seen in the floorplan but of particular note is the tremendous kitchen/family room which overlooks and leads out to the garden, is fitted with floor and wall mounted units, integrated appliances and there's plenty of room for a dining table and sofa. There is a separate sitting room to the front. From the hall, stairs rise to the first floor landing, off which are three bedrooms and a family bathroom. The main bedroom has its own ensuite shower room. Outside, a pedestrian path leads to the front door, to the right of which is a parking space and an attached single garage. The garden is to the rear and can be accessed either through the house or by a side gate. There is a paved terrace; an ideal spot for outside entertaining and the garden is mainly laid to lawn, enclosed by fencing.



LOCATION

The property is situated in the village of Stroud where there is a popular village primary school and pub. Petersfield is less than two miles to the east and offers a variety of amenities in a bustling town centre. Shops include Waitrose, M&S Food and Tesco and there are numerous boutiques, cafes and further shops. The train station provides a direct service to London Waterloo to the north (in approximately an hour) and Portsmouth to the south. The tunnel at Hindhead provides congestion free travel north along the A3 to Guildford and London. The area has many active clubs and societies with golf available at Petersfield and Liphook, horse and motor racing at Goodwood, polo at Cowdray Park and sailing along the South Coast. There are many popular schools locally including The Petersfield School (TPS), Churcher's College, Bedales and Ditcham Park.

Services: Mains electricity, water and drainage. LPG central heating.

LOCAL AUTHORITY

East Hampshire District Council, Petersfield

DIRECTIONS

From the centre of Petersfield, proceed over the level crossing and pass a garage called Stringers on your right. At the roundabout, take the first exit along Winchester Road and on reaching the large roundabout with the A3, take the third exit signed to Winchester and the A272. After entering Stroud, pass The Seven Stars Public House on your left and then take the first turning on the left signed to Ramsdean. Proceed down Ramsdean Road, passing Stroudfields on your left and the property is situated after a short distance on your left.

Ref: AB/240038/1

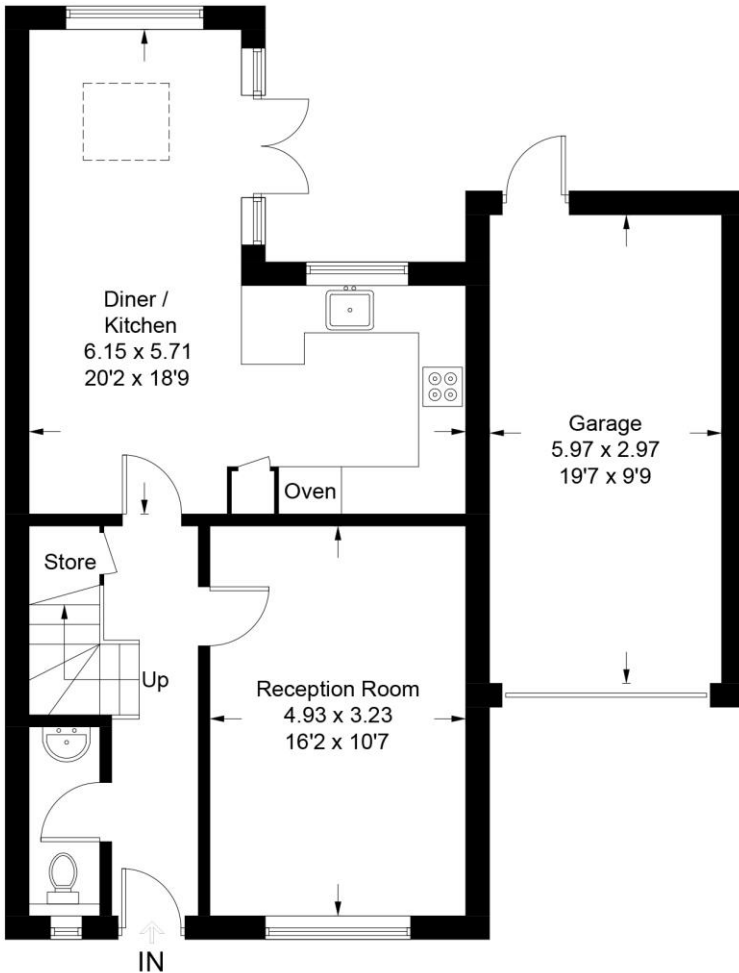


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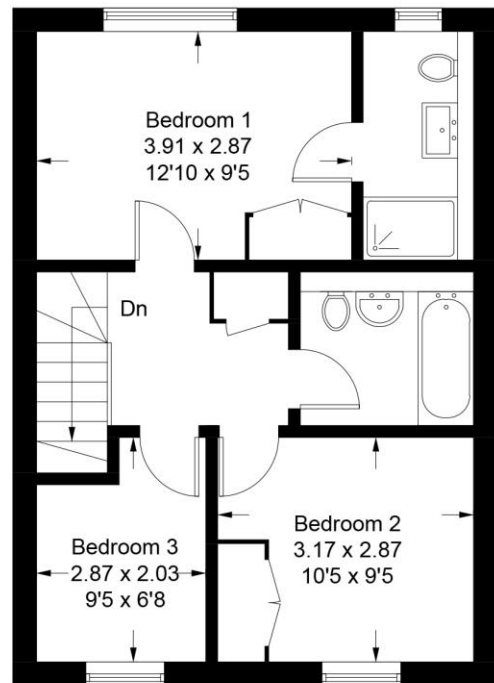
Approximate Gross Internal Area = 97.9 sq m / 1054 sq ft

Garage = 17.7 sq m / 190 sq ft

Total = 115.6 sq m / 1244 sq ft



Ground Floor



First Floor

PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2024.

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