



Grenehurst Way, Petersfield, Hampshire, GU31

Guide Price: £750,000 Freehold

Available for the first time in 30 years, a recently renovated, immaculate four bedroom semi-detached house with south facing garden situated at the centre of a highly sought-after road known as the "Village" in the heart of Petersfield town.

Main bedroom with en suite shower room, three further bedrooms, family bathroom, sitting room, dining room, kitchen, cloakroom, front and rear gardens, garage and parking.

EPC Rating: "C" (70)

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DESCRIPTION

The property is situated in the heart of an area known as the 'Village' approximately 0.2 mile of the High Street. Grenehurst Way is a no through road adding to the sense of privacy. Built in the 1980's with part rendered and brick elevations under a tiled roof, over two floors. The property has been superbly refurbished throughout with a new Howdens kitchen with appliances including fridge, freezer, oven, microwave, ceramic hob, washing machine and dishwasher. The bathroom suites have been designed by Littlejohns, heating is via a new combi boiler with new radiators throughout and a built in programmable electric fire in the Living room. On entering the property is a hall with double doors leading to the double aspect sitting room; the hallway leads on to the dining room, kitchen and downstairs cloakroom. On the first floor there are four bedrooms, the family bathroom and a heated linen cupboard. The master bedroom overlooks the private front garden and benefits from built in wardrobes and an en suite shower room. Outside, the property is approached by a pedestrian path over the front garden to the front door. The combination of front and rear well-stocked gardens provide a feeling of privacy. The rear garden is walled and south-facing. There is a single garage with new automatic opening door situated at the end of the garden with parking in front of it.



LOCATION

The property is situated in a highly sought after cul de sac, known locally as The Village, approximately 0.2 mile from the High Street and therefore convenient to the town centre and railway station. Petersfield offers a variety of amenities in a bustling town centre. Shops include Tesco, Waitrose, M&S Food, and there are numerous boutiques, cafes and further shops. The station provides a service to London Waterloo to the north (in approximately an hour) and Portsmouth to the south. The tunnel at Hindhead now provides congestion free travel north along the A3 to Guildford and London. The town has many active clubs and societies with golf available at Petersfield, Liphook and Midhurst, horse and motor racing at Goodwood, Polo at Cowdray Park and sailing along the South coast. There are many government funded and private schools including Churcher's College, Bedales, Ditcham Park, The Petersfield School and Bohunt School.

LOCAL AUTHORITY

East Hampshire District Council, Petersfield. Band F.

SERVICES

Mains water, electricity, gas and drainage.

DIRECTIONS

On foot from our office, proceed to the end of the High Street, turning left into College Street. Continue along the road and on reaching Barham Road on your left, turn right down a path into what becomes Grenehurst Way. The property can be found on the right hand side at the T junction.

Ref: MD/220122/5

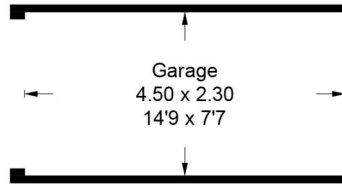


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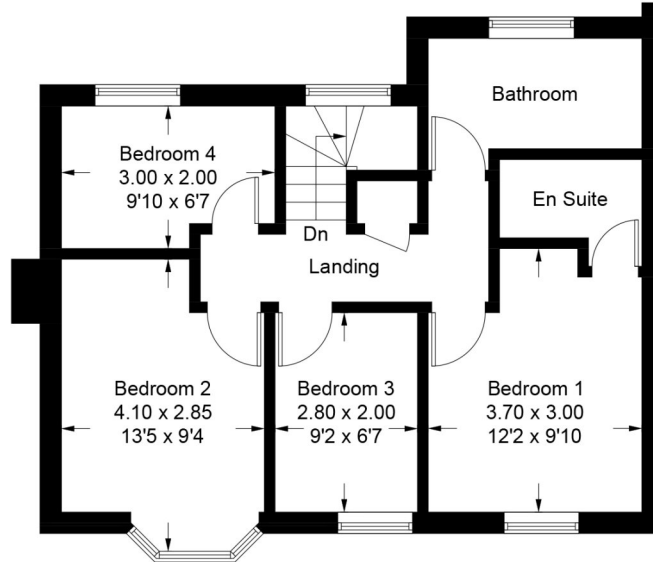
Approximate Gross Internal Area = 100.8 sq m / 1087 sq ft

Garage = 10.3 sq m / 111 sq ft

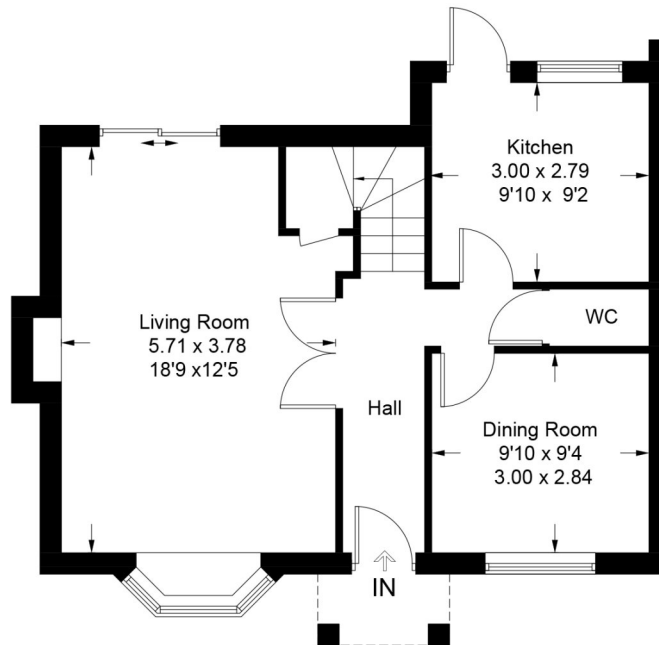
Total = 111.1 sq m / 1198 sq ft



(Not Shown In Actual
Location / Orientation)



First Floor



Ground 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 Emz0 Marketing 2024.

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