



Marden Way, Petersfield, Hampshire, GU31

Guide Price: £3,500 per calendar month

A modern detached five bedroom family house situated on one of the favoured roads on the popular and convenient Herne Farm development.

Primary bedroom with en-suite bathroom, four further bedrooms, family bathroom, three reception rooms, kitchen/breakfast room, utility room, cloakroom with WC, double garage, off street parking, front and rear gardens.

EPC Rating: Band C (69).

Winkworth

...for every step

winkworth.co.uk/Petersfield 01730 267274



DESCRIPTION

A modern five bedroom detached house situated in one of the favoured roads on the popular and convenient Herne Farm development. The accommodation is arranged over two floors with a master bedroom with en suite, four further bedrooms and a family bathroom on the first floor. On entering the property there is a spacious hall, sitting room, dining room, study, conservatory, kitchen/breakfast room and a cloakroom with WC. To the front of the house is a driveway providing ample off street parking in front of the double integral garage and there is an area of lawn. To the rear is a pleasant garden with mature plants and a paved patio at the back of the house.



LOCATION

The property is situated on the popular Herne Farm estate, approximately 0.4 mile to the east of Petersfield High Street. The residents of the estate benefit from a private leisure centre which includes a swimming pool, two squash courts and a bookable hall. Petersfield offers a variety of amenities in a bustling town centre. Shops include Waitrose, Tesco, M&S Food, 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 town 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 excellent schools in the area including Bedales, Churcher's College, Ditcham Park School, The Petersfield School and Midhurst Rother College. The property is within walking distance of both Herne Junior School and Petersfield Infant School.

LOCAL AUTHORITY

East Hampshire District Council, Petersfield

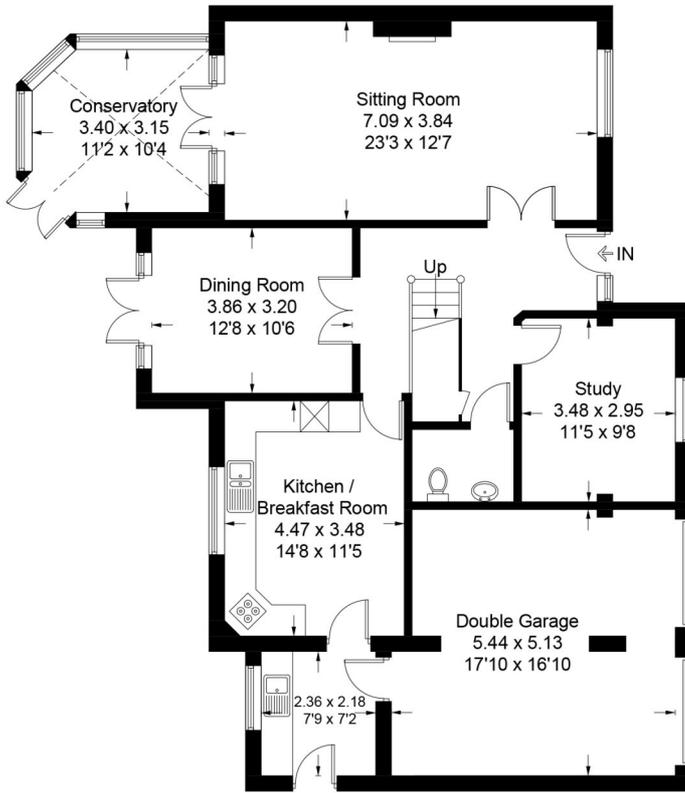
DIRECTIONS

From our office in the High Street, cross straight over the road next to the war memorial onto Heath Road. Pass the Festival Hall on your left and as the road bears right, turn left into Herne Road and then the next right into Marden Way. The property will be seen after a short distance on the right.

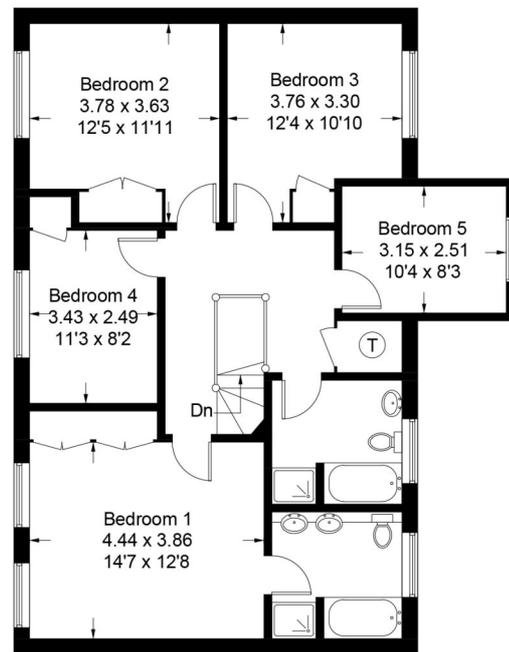


Marden Way, Petersfield, GU31

Approximate Gross Internal Area = 222.3 sq m / 2393 sq ft
(Including Garage)



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 2019.

Under the Consumer Protection from Unfair Trading Regulations 2008 (CPR), these Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.