





Beautifully presented four-bedroom detached home located on the desirable Marden Way which is located less than a five-minute walk of Petersfield town centre. This property is very well situated with it being in easy walking distance of the nearby Heath, shops and the local schools. The property is tucked away in a quiet close, on approach there is ample off-road parking with a pretty frontage of the property.

The property comprises of sheltered porch leading through to a spacious entrance hallway.

The ground floor layout consists of a spacious sitting room with a log burner installed with double doors leading through to a light and airy dining with bay window to the side and door leading to the rear garden.

Downstairs WC.

Fitted kitchen with ample space to work and is designed to incorporate all appliances, with an adjoining breakfast room and doors opening up onto a conservatory that has doors leading out into the enclosed rear garden. Leading on from the breakfast room is access to the integral garage. The ground floor also has fantastic solid oak flooring throughout the living room, hallway, and dining room.

The first floor has four great-sized bedrooms. The spacious principal bedroom benefits from an ensuite shower room, with the other three bedrooms using the well-appointed family bathroom.

Petersfield offers a comprehensive range of day-to-day shops, with a mix of private independent and national



brands, that include Crew Clothing, Waterstones, and Robert Dyas. Supermarkets include Waitrose, M&S Food, Lidl, and Tesco and twice a week the town still enjoys a traditional market held in the Town Square, plus once a month on a Sunday there is an additional Farmers Market.

Petersfield mainline railway station is on the Portsmouth Harbour to London Waterloo line and the nearby A3 gives access to Guildford, the M25, London and the South Coast. The area is well catered for leisure and sport facilities, bars, coffee shops and restaurants and being in the South Downs National Park has access to numerous footpaths and bridleways suitable for walking, cycling, and riding. There are excellent schools in the vicinity including The Petersfield School, Churchers College and Herne Junior school.

Gas central heating - double glazed windows.

EPC rating - D.

Council Tax Band F - £2,930 per annum.

Mains water, electricity, gas and drainage.

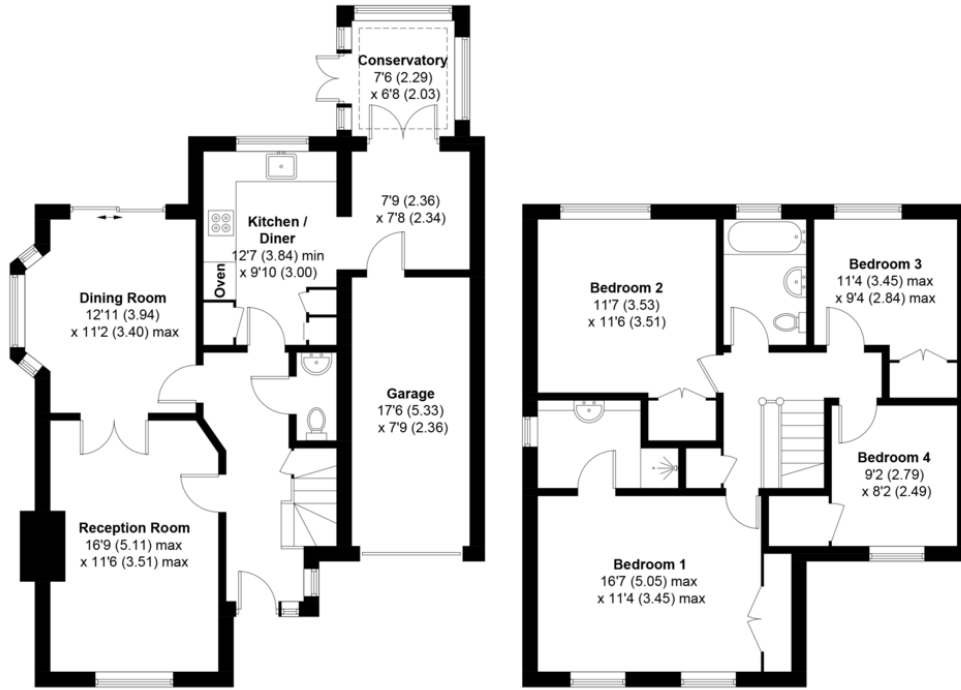
Viewings though the owners sole agents, Jacobs & Hunt, Petersfield.

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61, Marden Way, GU31 4PW

APPROXIMATE GROSS INTERNAL AREA = 1566 SQ FT / 145.5 SQ M
(INCLUDING GARAGE)



GROUND FLOOR

FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1051761)
Produced for Jacobs & Hunt - Petersfield



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

