





A fantastic opportunity to purchase this beautifully presented modern semi-detached home centrally located in the heart of Petersfield, a short walk to the High Street. Offering three double bedrooms, an en-suite shower room, open plan living/dining room, quality fitted kitchen, south facing garden and gated parking. White Hart Cottages is a select development of just 8 houses situated off College Street and was built to an exceptional standard in 2014, designed by award winning architect Huw Thomas to a very high specification, this semi-detached home has been well cared for and is ready for immediate occupation.

This double fronted house enjoys double glazing and has a small front forecourt with central front door into a dual aspect, open-plan living room, with spacious sitting and dining areas, a popular log burning stove, French doors lead through to a conservatory that overlooks the south facing garden. To the front of the house is a study/potential playroom and adjacent to the dining area is an attractive Villeroy & Boch fitted kitchen with a range of contemporary units and integrated appliances, granite worktops, water softener and opens to a utility room and ground floor cloakroom. The ground floor benefits from under floor heating, via an energy efficient electric air source heat pump.

The staircase from the living room leads to the first-floor landing, with doors to the three double bedrooms. The principal bedroom at the rear, boasts two built in wardrobes and a quality en-suite shower room with natural light. The two further bedrooms are serviced by a modern family bathroom. The first floor has radiator heating.

Externally, the property enjoys a south facing rear garden

with a high degree of privacy afforded by mature trees and shrubs, the garden is mainly lawned, with a paved patio adjacent to the house, ideal for alfresco dining, relaxation and entertaining. A pedestrian gate and gravel path lead to the gated residents parking area, where the house has an allocated space directly behind the house. Accessed from via an electronic automated gate from Bowen Lane.

Petersfield offers a comprehensive range of day-to-day shops within a level walk of the home, 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.

Internal inspections are highly recommended to appreciate the quality and spacious accommodation available.

Council Tax – East Hampshire District Council – TBC  
Management charge approx £512 per annum

Viewing strictly by appointment with the sole agents, Jacobs & Hunt, Petersfield. Tel: 01730 262744



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CONVENIENCE!



## White Hart Cottages, College Street, Petersfield

Approximate Gross Internal Area  
121.3 sq m / 1306 sq ft

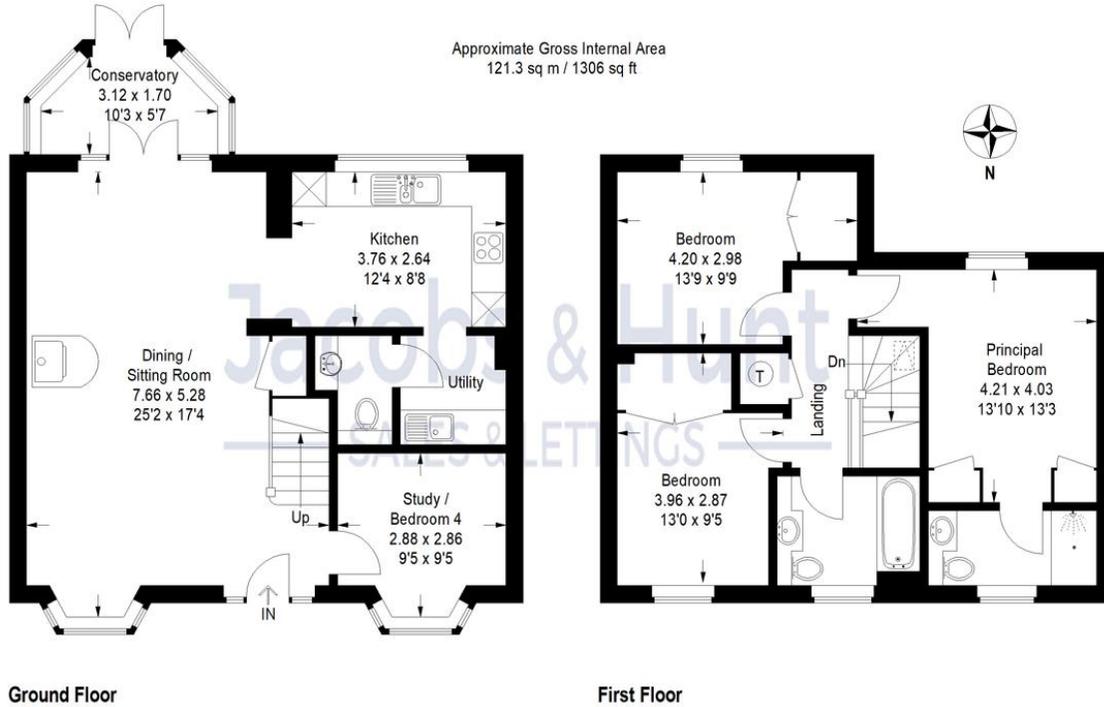


Illustration for identification purposes only, measurements are approximate, not to scale.



Score	Energy rating	Current	Potential
92+	A		95   A
81-91	B	84   B	
69-80	C		
55-68	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



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