





Tucked away on Herne Farm in Petersfield, is this terraced, three-bedroom house that is offered for sale with no onward chain. Enjoying a pleasant outlook over a green area away from traffic, the house will require a programme of updating.

The popular Herne Farm Development is a level walk to the Town Centre and the residents of this estate enjoy use of a private leisure centre comprising indoor swimming pool, two squash courts, and a community hall, for which there is an annual service charge of approx. £120.00.

This family home is approached via a pathway adjacent to a small garden area. The front door opens into a hallway, with staircase to first floor and cloakroom/WC, with doors to a front aspect kitchen/breakfast room and a lounge/diner across the rear of the house with patio doors through to a garden room. On the first floor there are three well-proportioned bedrooms and a family bathroom.

Externally, the house enjoys a garage in a block at the end of the terrace, the front garden and the rear garden that affords owners somewhere for relaxing in and enjoying alfresco dining. The garden has an area of lawn, with flower and shrub borders, a small, paved patio and a timber garden shed, a paved pathway leads to a rear gate that leads to the garages.



Butser Walk is a quiet area of Herne Farm, close to Tilmore brook and the path leading into town and is therefore popular for its ease of access to the facilities that Petersfield has to offer. 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.

Council Tax Band – East Hampshire District Council – Band D (£2000.01 per annum)

Viewing strictly by appointment with Jacobs and Hunt, Petersfield. Tel: 01730 262744.

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Butser Walk, Petersfield

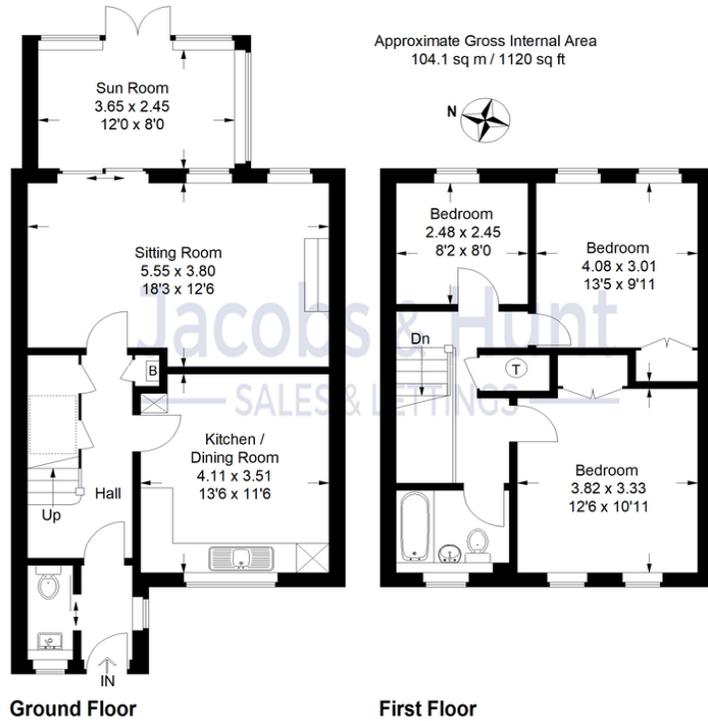


Illustration for identification purposes only, measurements are approximate, not to scale.
(ID 860112)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | | |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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