Jacobs & Hunt

2 WHITTINGTON ROAD, PETERSFIELD, HAMPSHIRE, GU31 4FP

GUIDE PRICE £600,000









An exceptional opportunity to acquire a beautifully presented four-bedroom detached family home, constructed in 2015 by the highly regarded new homes builder David Wilson Homes and maintained to an exceptional standard throughout by the current owners.

Occupying a sought-after position in Petersfield on a quiet development, this lovely home combines contemporary living with thoughtful design and is offered to the market with the significant advantage of a complete and ready onward chain - making it an ideal choice for buyers seeking a swift and straightforward move.

Entry is via a generous and welcoming entrance hallway, a convenient ground floor WC/cloakroom sits off the hallway, along with a staircase rising to the first floor.

To the left, the outstanding open-plan kitchen/dining/family room is undoubtedly the heart of the home. Flooded with natural light through glass bay and French doors that seamlessly connect the interior to the landscaped rear garden, this exceptional space is perfect for family life and entertaining alike. The west-facing aspect ensures glorious afternoon and evening sunshine. A separate utility room provides additional practicality and storage.

Completing the ground floor is a large, dual aspect sitting room featuring an elegant bay window, creating a wonderfully calm and spacious retreat.

On the first floor, the principal bedroom is a particularly impressive retreat, benefiting from a dedicated dressing area and three piece en-suite shower room. The remaining three bedrooms are all generously sized and are served by a

stylish family bathroom with shower.

To the rear, a private driveway provides ample off-road parking and leads to the garage. To the rear, the superb walled and professionally landscaped garden enjoys a wonderful west-facing orientation, ensuring the space is bathed in afternoon and evening sun - perfect for outdoor dining and relaxation.

The is within easy walking distance of Petersfield town centre and mainline railway station giving access to London Waterloo in around 55 minutes. The A3 motorway is just a few minute's drive away.

Within a few minute's walk is The Petersfield School which is a highly renowned secondary school. Churcher's College is also within easy walking distance.

Council tax band - F - £3223 per annum
Mains water, electricity and gas.





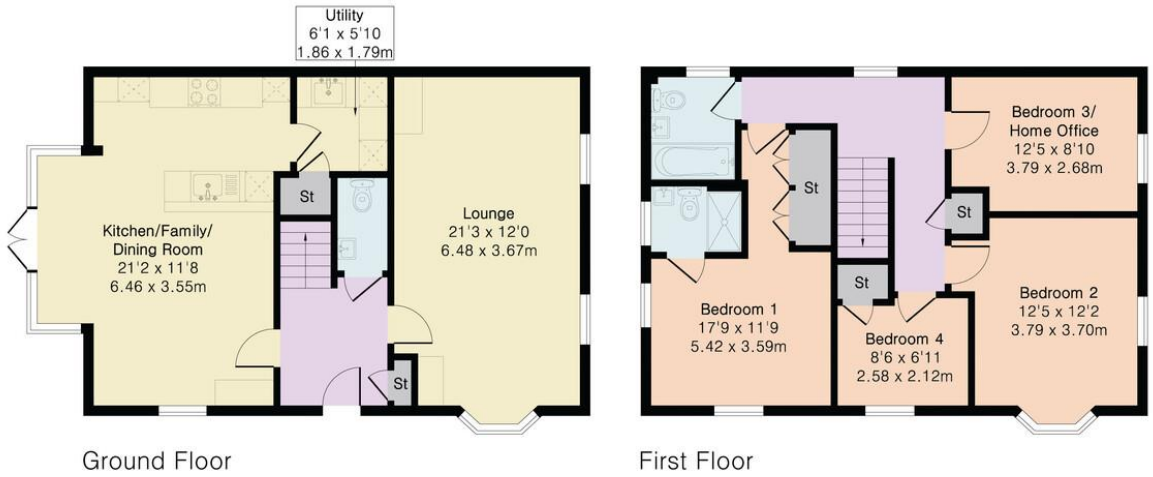




Approximate Gross Internal Area 1388 sq ft - 129 sq m

Ground Floor Area 714 sq ft – 66 sq m

First Floor Area 674 sq ft – 63 sq m





Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 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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