

STEVE GRANTHAM
BESPOKE ESTATE AGENT

132 Borough Road, Petersfield, GU32 3LP

Price £500,000

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132 Borough Road

Petersfield, GU32 3LP

- ATTRACTIVE LINK DETACHED HOME IN SOUGHT AFTER PETERSFIELD LOCATION
- DRIVEWAY AND GARAGE
- VERSATILE OFFICE/PLAY ROOM OR POTENTIAL FOURTH BEDROOM
- WALKING DISTANCE FROM PETERSFIELD TRAIN STATION
- FLEXIBLE THREE/FOUR BED ACCOMMODATION
- EXTENDED ON THE GROUND FLOOR
- SHORT DISTANCE TO PETERSFIELD TOWN CENTRE
- MASTER BEDROOM WITH FITTED WARDROBES

Price Guide £500,000 - £525,000 A modern and beautifully presented link-detached home in Borough Road, Petersfield, offering flexible three/four-bedroom accommodation with a fantastic open-plan feel. The property has been extended to provide additional ground-floor living space, including a spacious sitting room, kitchen/breakfast/dining area and a versatile family room or potential fourth bedroom. Upstairs offers three good-sized bedrooms, all with fitted wardrobes, together with a family bathroom. Further benefits include a driveway, garage and a low-maintenance rear garden. Conveniently located just a short distance from Petersfield town centre, its shops, restaurants and amenities, as well as the mainline railway station with direct services to London.





Price £500,000



Situated on Borough Road in Petersfield, just a short distance from the town centre and all its amenities, this attractive link-detached home offers beautifully presented, modern accommodation with a fantastic open-plan feel and a versatile layout ideally suited to a range of buyers. Having been extended to create additional ground-floor living space, the property offers the flexibility of three or four bedrooms, making it an ideal choice for families, those working from home or buyers looking for adaptable accommodation in a convenient location.

Upon entering the property, you are welcomed into the sitting room, an impressive reception space offering generous proportions and plenty of room for both relaxing and entertaining. The staircase is positioned to one side, with the sitting room flowing through towards the kitchen/breakfast/dining room, creating a wonderful sense of connectivity throughout the ground floor. The kitchen is well arranged with ample worktop and cupboard space, while the open-plan layout provides plenty of room for a dining table and everyday family living. Beyond the kitchen, the property has been extended to create a fantastic family room, further enhancing the ground-floor accommodation and providing an additional versatile living space which could be utilised as a family room, playroom or entertaining area. The extension also benefits from a separate bedroom, offering excellent flexibility for those requiring a ground-floor bedroom, guest accommodation or an additional reception room. The ground floor is further complemented by a cloakroom, while the layout provides a natural flow between the principal living areas.

To the first floor, the property offers three good-sized bedrooms, all benefiting from fitted wardrobes, providing excellent storage without compromising on floor space. The accommodation is served by a family bathroom, completing the first-floor layout.

Externally, the property benefits from a driveway providing off-road parking and a garage, offering further storage or secure parking. The rear garden has been designed with ease of maintenance in mind, providing an attractive outdoor space to enjoy without the demands of a larger garden.

The location is a particular highlight, with Petersfield town centre just a short distance away, offering an excellent selection of independent shops, cafés, restaurants, pubs and everyday amenities. Petersfield also benefits from a mainline railway station providing services to London Waterloo, making the property an appealing choice for commuters, while the surrounding countryside and South Downs offer an abundance of opportunities for walking and outdoor pursuits.

Offering modern accommodation, a flexible layout, generous living space and a convenient location close to the heart of Petersfield, this is a superb home that would appeal to a wide range of buyers. Internal viewings are strongly recommended to fully appreciate the space, layout and versatility on offer.










Russell Hobbs

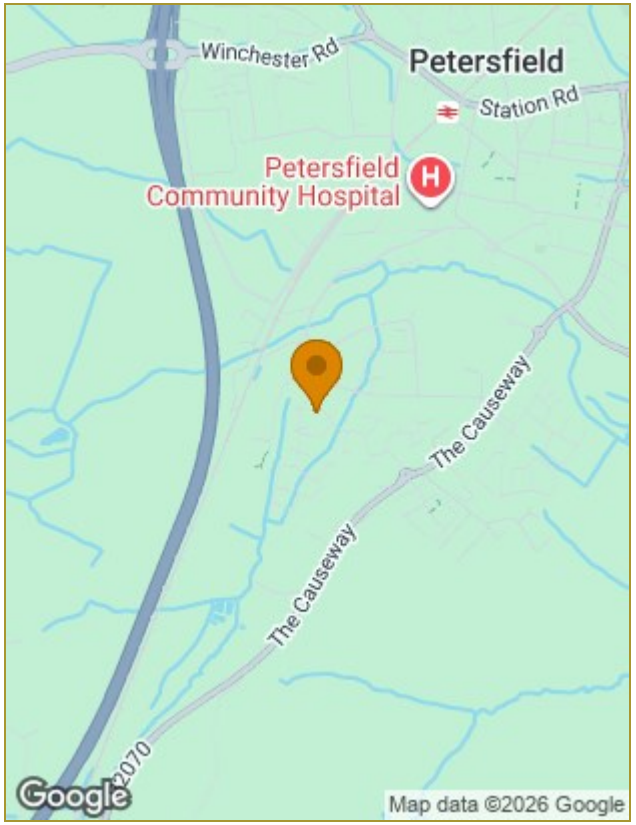
Floor Plans

Approximate Gross Internal Area = 113.6 sq m / 1223 sq ft
Garage = 13.3 sq m / 143 sq ft
Total = 126.9 sq m / 1366 sq ft

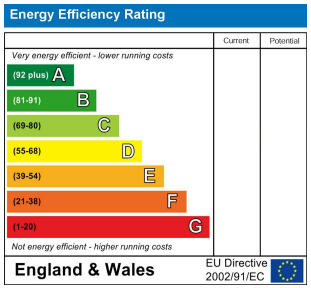


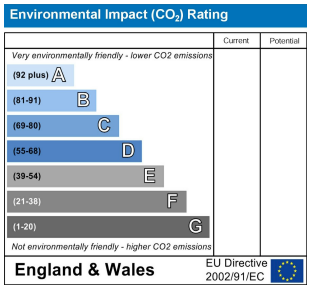
These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
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Location Map



Energy Performance Graph





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The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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