



Flagstones

Petersfield

An impressive contemporary home in a desirable and convenient setting

Flagstones, The Avenue, Petersfield, GU31 4JG

Petersfield town centre 0.2 miles, Liphook 10.5 miles, Havant 12 miles, Haslemere 14 miles,
Portsmouth 17 miles

Features:

Reception hall | Drawing room | Kitchen/Dining/Family room
Study | Second reception/Sitting room | Utility | Principal and
second bedroom both with balcony and en suite bathroom
Three further bedrooms (one en suite) | Family bathroom
Cloakroom | Garage | EPC rating C

About 0.605 acres in all





The property

Flagstones is a stunning detached modern home with five bedrooms and almost 5,000 sq ft of light, airy and stylish accommodation. There is contemporary, attractive décor throughout and high-quality fittings, including wooden parquet flooring, recessed LED lighting and full-height windows welcoming plenty of natural light.

From the welcoming and spacious reception hall the accommodation has a natural flow, with doors leading to the four main reception rooms. These include the dual aspect drawing room with sliding glass doors connecting to the rear garden, as well as a comfortable 2nd reception/sitting room (currently used as a music room) and a useful home study. At the heart of the home is the open-plan kitchen/dining/family room, which forms one continuous, 48ft living and entertaining space with sliding glass doors running the length of the room and opening onto the rear terrace. The living space is divided by an impressive feature fireplace, with the kitchen featuring contemporary, bespoke fitted units, a central island and integrated appliances. The adjoining utility room provides further space for home storage and appliances.

On the first floor are 5 well-presented double bedrooms, including the luxury principal bedroom with spacious en suite bathroom and private balcony overlooking Petersfield Lake. Two of the further bedrooms are also en suite; with one having its own private balcony. Additionally, the first floor has a family bathroom with a separate shower unit.

Our client has commissioned air conditioning to be installed throughout the property.











Outside

At the front of the property, the in/out driveway curves around a crescent lawn, providing plenty of parking space in addition to the integrated garage with workshop space. The front garden features various mature trees and established hedgerows, while at the rear, the southeast-facing garden has a stunning sun terrace, perfect for outside entertaining, with steps leading to a well-maintained lawn with flower and shrub borders providing variety and colour. Beyond the garden, the peaceful waters of Petersfield Lake are just yards away, with the terrace and first-floor balconies providing a vantage point for relaxing and enjoying views across the water.

Location

The Hampshire market town of Petersfield sits in a sought-after position within the South Downs National Park and with excellent transport connections. The town has various local amenities, including high street shops, large supermarkets and a choice of restaurants, pubs and cafés. There is also a mainline station, offering direct services to London Waterloo

(1 hour 10 minutes). Schooling options in the area include the outstanding-rated Petersfield School for secondary and independents such as Churcher's College and Bedales School, both of which are also easily accessible in Petersfield. The area is well connected by road, with the A3 less than two miles away providing access towards Portsmouth to the south, and Haslemere and Guildford to the northeast.

Directions

GU31 4JG

///What3words: feel.hats.formation – brings you to the driveway

General

Local Authority: East Hampshire District Council
Services: Mains water, electricity and gas. Mains drainage.

Council Tax: Band G

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

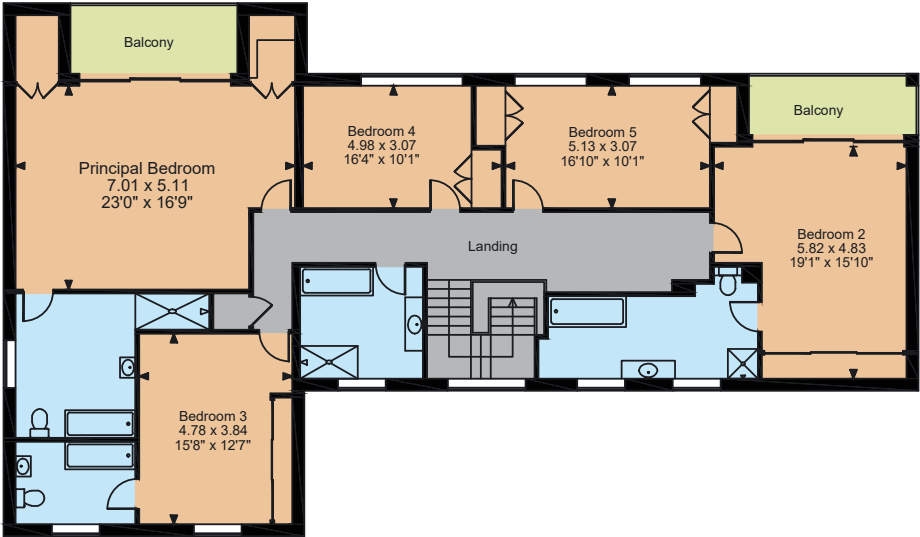
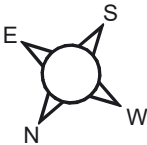
Tenure: Freehold

Guide Price: £3,475,000





Flagstones The Avenue, Petersfield
Approximate Gross internal area 4,846 sq ft (450 sq m)



First Floor



Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.
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