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Pulens Crescent, Petersfield, GU31 4DW

TO LET  
£1,200,000





A cleverly rebuilt and extended property with serious 'wow' factor within a mile of Petersfield town centre.

### THE PROPERTY

A cleverly rebuilt and extended property with serious 'wow' factor and four spacious double bedrooms. The heart of the home is the vast open-plan kitchen / dining / living area which extends the width of the property and wraps round into a sitting room, currently used as cinema room. The kitchen itself was designed by KCA and seamlessly blends into the living space including a stylish bar area, striking two-tone island and high specification modern appliances – creating the perfect setting for culinary enthusiasts. Independent slide and fold doors open onto the garden creating an indoor-outdoor living and entertaining hub. In addition, there is a separate utility room. The main bedroom is ground floor and boasts a luxurious ensuite shower room and there is a second bedroom and shower room on the ground floor with two further double bedrooms upstairs and a modern family shower room. The property perfectly balances contemporary design with practical living and would make a fantastic family home, or 'oven-ready' downsizer with excellent ground floor space.

### OUTSIDE

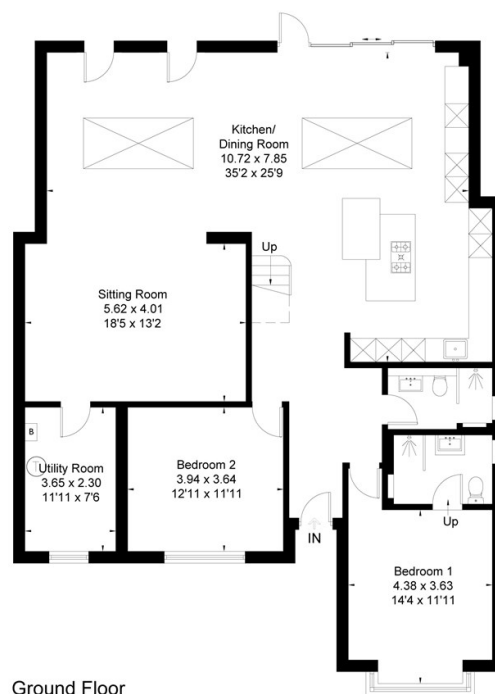
The beautifully landscaped south facing garden is ideal for both relaxation and social gatherings whilst remaining low maintenance. The expansive terrace extends the width of the property, perfect for alfresco dining and summer barbecues. An area of lawn is ideal for outdoor activities, while colourfully planted beds add a touch of vibrancy. Private fencing ensures a secluded atmosphere and at the end of the garden a paved area awaits your personal touch. Additionally a large shed, currently used as an office, provides extra space for work or hobbies. The level parking has room for several cars, an electric charging point and side access on either side of the house leading to the rear garden.

### LOCATION

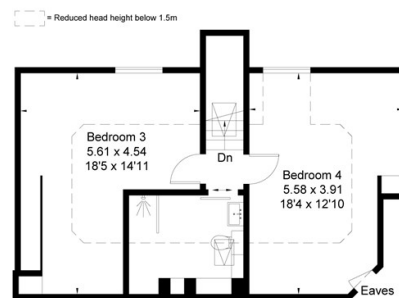
Pulens Crescent is located in one of the most desirable areas of Petersfield. The house is on a quiet crescent off Pulens Lane and within walking distance of the town centre (a mile), many of the local schools, Petersfield station and The Queens Head public house in Sheet. The



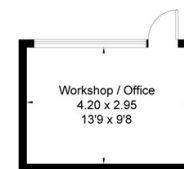
Approximate Floor Area = 209.1 sq m / 2251 sq ft  
 Outbuilding = 12.4 sq m / 133 sq ft  
 Total = 221.5 sq m / 2384 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #72652

#### IMPORTANT NOTICE

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Energy Efficiency Rating		
	Current	Potential
Most energy efficient - lower running costs		
32 plus A		
21 plus B		
15 plus C		
10 plus D		
5 plus E		
1 plus F		
0 minus G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Heath and Pond, with wonderful walks and abundance of bird life, are within 0.25 of a mile, as well as the Petersfield Pay and Play Golf Club.

Petersfield, which is in the South Downs National Park, has a comprehensive range of shopping and recreational facilities including Waitrose, Marks & Spencer, Aldi and the Taro Leisure Centre. A mainline station provides train services to London Waterloo in just over an hour. The Petersfield area has an excellent range of schools including Bedales, Churcher's College, Ditcham Park and in the state sector TPS. The A3 provides good regional transport links to the M25 and beyond and the larger centres of Winchester, Guildford and Chichester are all within reasonable driving distance, as are the harbours and creeks of the South Coast. There are a number of good footpaths and bridleways in the surrounding area including the South Downs Way, Hangers Way and Sussex Border Path.

**Petersfield**

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