



83 Marden Way

PETERSFIELD | HAMPSHIRE | GU31 4PW

Wilson | Hill

5 Bedrooms | 3 Bath/Shower Rooms (2 En Suite) | Entrance Hall | Sitting Room | Family Room | Study | Conservatory | Kitchen/Breakfast Room | Utility Room | Cloakroom
Good Off Road Parking | Integral Double Garage | Secluded South Facing Corner Plot Garden with Contemporary Home Office Outbuilding
Mileages: Petersfield High Street of a 0.2 mile, Liphook 9.6 miles, Guildford 26.3 miles, Chichester 15.8 miles, Winchester 19.7 miles and Portsmouth 17.1 miles
Station at Petersfield 0.7 miles, A3 1.4 miles





“We love the privacy and southerly aspect of our corner position, a green oasis and yet being able to stroll into town or the Heath, it is a house which suits so many generational needs”



I The Property

83 Marden Way is especially well positioned set back in a secluded corner plot in a discreet residential cul-de-sac conveniently located within a 4 minute walk to the High Street and the Heath/Lake. This large house of over 3,000 square feet has two light conservatories providing versatile living space and several reception rooms which can flex for formal

entertaining or a secluded corner for family. There is further scope for extension subject to planning and our client has a 'fly through' CGI concept for a more open plan contemporary layout. Upstairs there are five good bedrooms, two with en suite bath/shower rooms and a family bathroom all modernised by Littlejohn of Petersfield.

The house has a lovely light and airy feel inside and is well suited to a wide variety of needs, working well for anyone wanting for a more convenient town life, but with easy access to heathland walks. The home office outbuilding also provides options for anyone wanting more private working space.



| Location

The eastern end of the Herne Estate is especially well positioned for an easy walk into or around town, to many of the local schools and even the station. The house is also within easy strolling distance of the Heath and Pond with its 90 or so acres and wonderful walks. The Petersfield Pay & Play Golf Club is also just over the Heath as is the cricket ground/club. The Herne Leisure centre is nearby for residents of Herne Farm and has a swimming pool for Residents Only and guests, it has a Main Function Hall and two squash courts which are available for residents to hire.

Petersfield itself has a comprehensive range of shopping, recreational amenities and a mainline station with train services to London Waterloo in just over an hour. There is an excellent range of schools locally including Bedales, Churcher's, Ditcham Park and The Petersfield School.

The A3 provides good regional transport links to Guildford, the M25 and London and to the south, the coastal city of Portsmouth with its ferry port. The other regional centres of Winchester and Chichester are all within reasonable driving distance, as are the harbours, beaches and creeks of the South Coast.



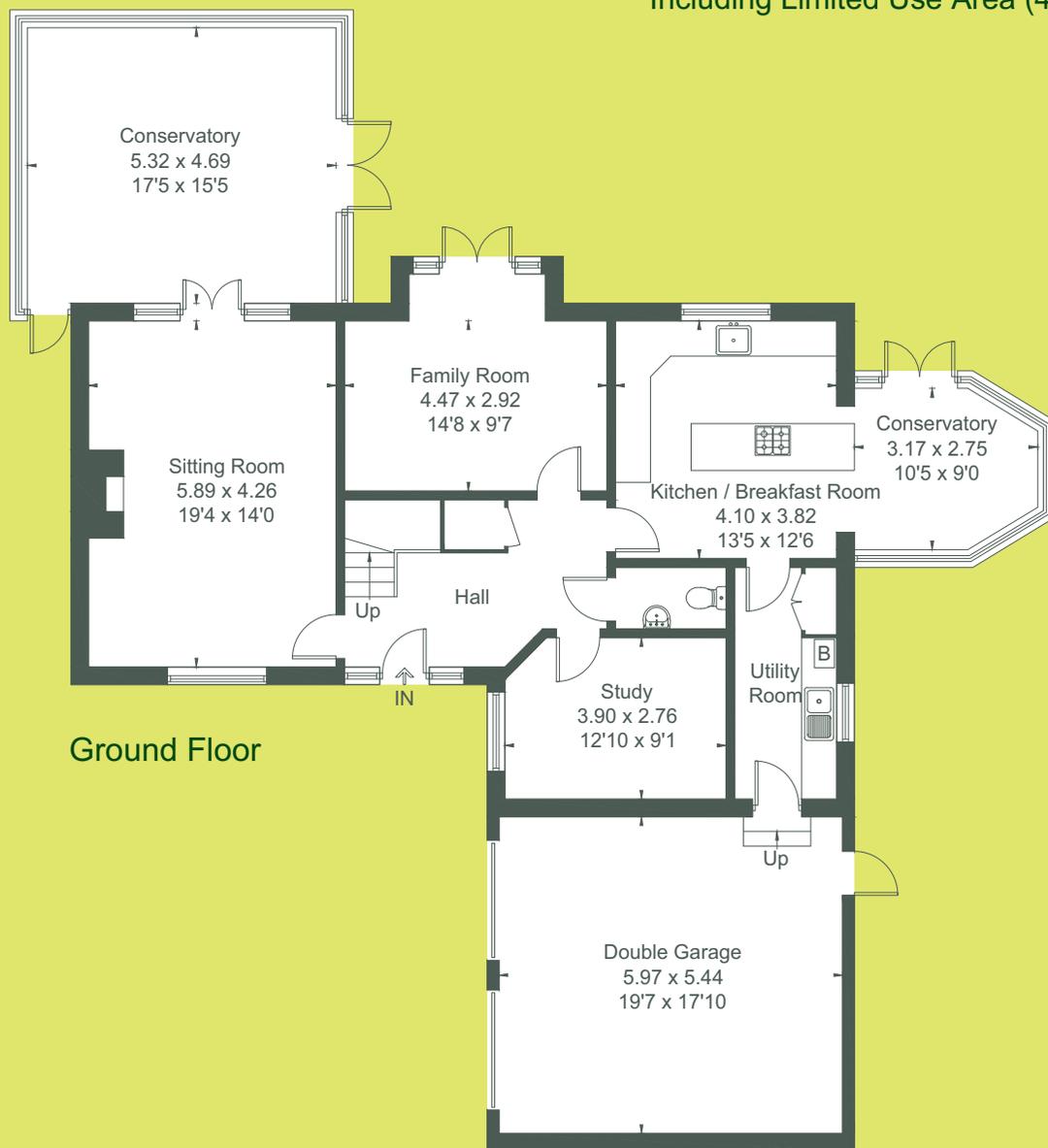


| Outside

The drive has plenty of space for parking and sweeps up to the integral double garage. The garden is mainly to the rear and is largely laid to lawn with a wide terrace behind the house ideal for entertaining or making use of the southerly aspect. Having a corner plot, there is a more shaded corner where the home office is discreetly positioned and scope for a vegetable garden or more ornamental beds if required.



Approximate Area = 273.9 sq m / 2948 sq ft
External Study = 11.2 sq m / 120 sq ft
Total = 285.1 sq m / 3068 sq ft
(Including Garage / Excluding Void)
Including Limited Use Area (4.6 sq m / 49 sq ft)



(Not Shown In Actual Location / Orientation)



Directions to GU31 4PW

From the Market Square in Petersfield head along the High Street to the war memorial and go straight over into Heath Road. Pass the town hall and take the next left turning into Herne Road, soon after turn right into Marden Way and then take the first right turning into a small cul-de-sac. Number 83 will be found in the top right hand corner.

Services: All mains services. Gas fired heating and hot water.

Council: East Hampshire District Council,
www.easthants.gov.uk, 01730 266551

Council Tax: Band G.

EPC: C72

Agents Note: We understand Residents of Herne Farm pay an annual service charge (£100 in 2019) to The Herne Farm Management Company who manage the open spaces and residents only leisure centre including squash courts and pool. There are some restrictive covenants and rights applicable to all residents. More detail will be provided by the seller's solicitors at the pre-contract enquiry stage.



Wilson Hill have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Maps and plans shown as a guide only.

Viewing strictly by appointment

Details and photographs dated June 2020.

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For video click here 

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