





Introduced to the market is this beautifully presented three-bedroom detached home, built by the highly regarded Kebbell Homes and situated in the ever-popular market town of Petersfield, Hampshire.

The heart of the home is a superb kitchen, dining and family room, fitted with a well-designed contemporary kitchen featuring integrated fridge freezer and dishwasher, with bi-folding doors opening out to the garden - a fantastic space for family life and entertaining. The ground floor is further enhanced by a separate living room, a handy study ideal for those working from home, and a convenient downstairs W.C. Karndean flooring runs throughout the kitchen, dining, family room, utility and hallways, giving the ground floor a sleek and cohesive feel.

Upstairs you'll find three well-proportioned bedrooms, all benefiting from built-in wardrobes, with the principal bedroom enjoying its own en-suite shower room and a family bathroom serving the remaining rooms. Stylish ceramic tiling features throughout the bathrooms, en-suite and W.C.



The property also benefits from gas fired underfloor heating to the ground floor, photovoltaic roof panels aimed at generating at least 10% renewable energy, and an electric vehicle charging point - making this a genuinely future-proofed family home.

Outside, the landscaped garden features external lighting to both front and rear, with an attached garage and driveway parking completing the package.

As a newly built home, the property comes with the added

peace of mind of an NHBC Buildmark Warranty, providing 10 years of structural protection from the day you move in.

Positioned on the east side of Petersfield, the property sits conveniently close to the Taro Leisure Centre - a real bonus for active families - and is within an easy 20-minute walk of the town centre, with its independent shops, cafes, restaurants and weekly market. Petersfield itself sits within the South Downs National Park and benefits from excellent road and rail connections, with its own railway station on the Portsmouth Direct line linking the town to both Portsmouth and London - making it a fantastic base for commuters and families alike. Local schooling is well catered for, with a number of well-regarded schools close by, alongside the popular independent Churcher's College.

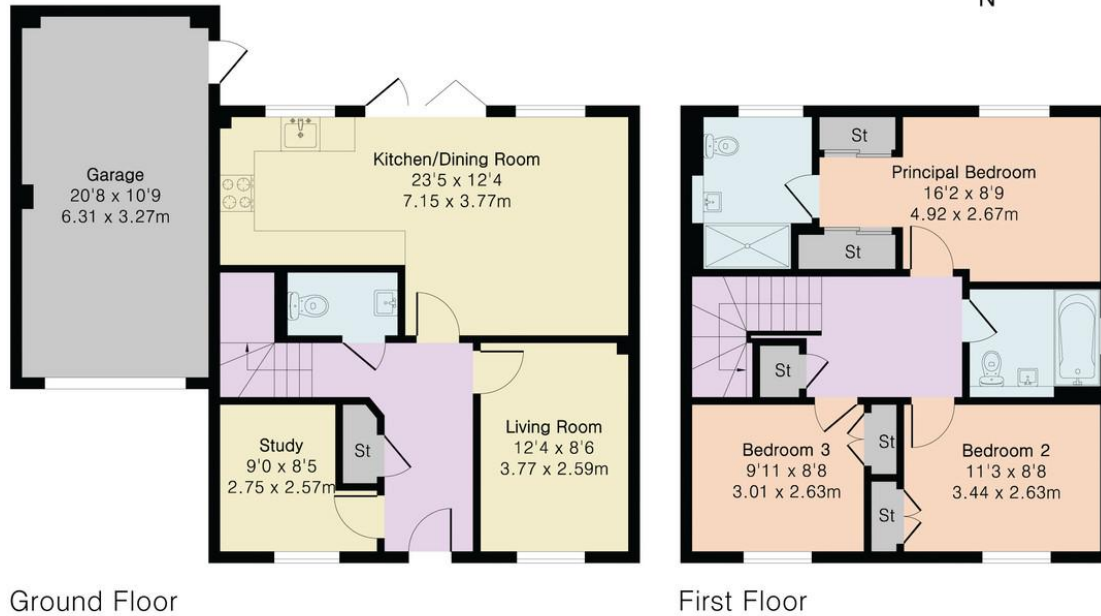


**Approximate Gross Internal Area 1170 sq ft - 108 sq m
(Excluding Garage)**

Ground Floor Area 585 sq ft – 54 sq m

First Floor Area 585 sq ft – 54 sq m

Garage Area 222 sq ft – 21 sq m



Score	Energy rating	Current	Potential
92+	A	94 A	95 A
81-91	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 and 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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