



Herne Road, Hampshire, GU31

Guide Price: £525,000 *Freehold*



A modern house on the ever-popular Herne Farm Development, a mere 400 metres to Petersfield High Street, with a garden, garage and parking.

KEY FEATURES

- Popular Herne Farm Development
- 400 metres from Petersfield High Street
- Garage and parking
- No onward chain
- EPC Rating: "C" (71)



Petersfield

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DESCRIPTION

The property is a mid-terrace, modern house, believed to have been built by Kebbel Homes in the 1980's with brick elevations under a tiled roof and accommodation over two floors. The layout can be seen in the floorplan, but of particular note is the lovely main reception room with sliding doors to the rear garden. The kitchen is to the front, is large enough to accommodate a breakfast table and there's a downstairs cloakroom with WC. From the hall, stairs rise to the first floor landing, off which are three bedrooms and a family bathroom. Two of the bedrooms have built-in storage and the main bedroom has its own en suite shower room. Outside, a pedestrian path leads to the front door. The garden is to the rear, is mainly laid to lawn with a variety of mature borders and surrounded by fencing. There is a single garage in a block, in front of which is a parking space. Whilst the house has been loved over the years, it would benefit from some general updating.

DIRECTIONS

From the end of the High Street, cross straight over the road next to the war memorial into Heath Road. Pass the Festival Hall on your left and as the road bears right, turn left into Herne Road. Pass the turning on your right to Marden Way, continue over a small stream and the property is situated after a short distance on your right-hand side.

LOCATION

The property is situated at the town end of the popular Herne Farm estate, approximately 400 metres to the east of Petersfield High Street. The residents of the estate benefit from a private leisure centre which includes a swimming pool, two squash courts and a bookable hall. Petersfield is situated in the heart of The South Downs National Park and offers a variety of amenities in a bustling town centre. Shops include Waitrose, M&S Food, Tesco and there are numerous boutiques, cafes and further shops. The train station provides a direct service to London Waterloo to the north (in approximately an hour) and Portsmouth to the south. The town has many active clubs and societies with golf available at Petersfield and Liphook, horse and motor racing at Goodwood, polo at Cowdray Park and sailing along the South Coast. There are many popular schools in the area which include Churcher's College, Bedales, Ditcham Park and The Petersfield School (TPS).

MATERIAL INFORMATION

Method of sale: Private treaty
Tenure: Freehold
Construction: Brick elevations under a tiled roof.
Services: Mains gas, electricity, water and drainage.
Council Tax: East Hampshire District Council. Band: "D"
EPC Rating: "C" (71)
Herne Farm Limited service charge: £120 per annum
Ground Rent: N/A
Rights & Easements: None known
Mobile Signal (Ofcom). EE: Good outdoor. O2: Good outdoor, variable in-home. Three: Variable outdoor. Vodafone: Good outdoor, variable in-home.
Broadband Availability (Ofcom): Ultrafast.
Parking: There is a single garage and parking space.
Viewings: Strictly by appointment with Winkworth Petersfield
What3words: ///pixies.dustbin.camps



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/PET180157>

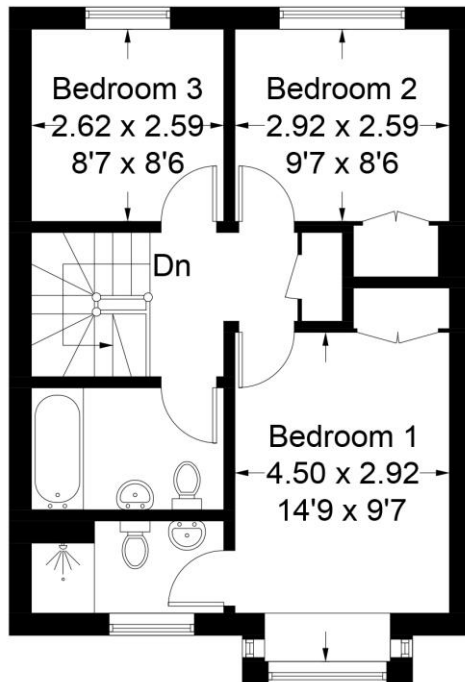
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Herne Road, GU31

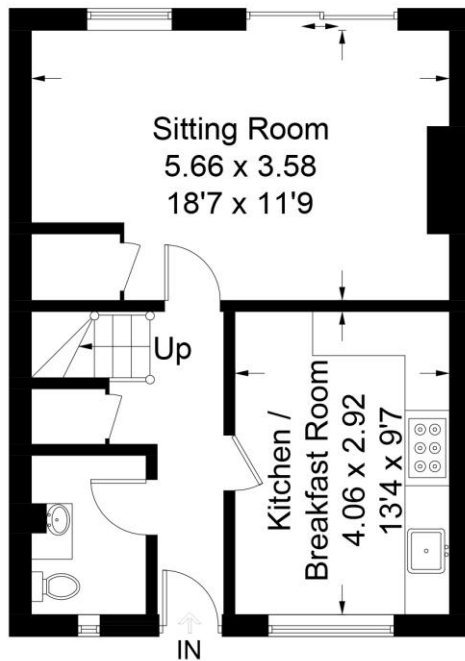
Approximate Gross Internal Area = 90.8 sq m / 977 sq ft

Garage = 13.8 sq m / 148 sq ft

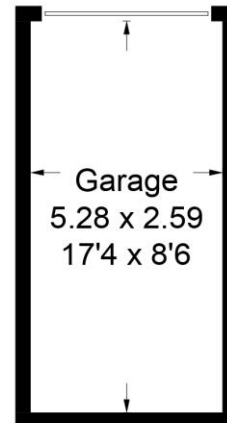
Total = 104.6 sq m / 1125 sq ft



First Floor



Ground Floor



(Not Shown In Actual
Location / Orientation)

PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2026.

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