



*Woodcroft Mews*

*Petersfield* ❖ *Hampshire*

# The Connected Place

*Petersfield, Hampshire is well positioned in the foot of the South Downs and within some of the most beautiful countryside in England.*

The charm of Petersfield is that it offers a semi-rural setting in a thriving historic market town location surrounded by countryside which is soon to be made a National Park. It also offers some great transport links to larger towns such as Portsmouth and Guildford.

The local area benefits from leisure facilities such as Taro leisure centre with a swimming pool, gym, squash courts and children's soft play area. There is an open market every Wednesday and Saturdays as well as an excellent selection of shops, restaurants, pubs & Cafes. Woodcroft Mews boasts a location that is in close proximity to several good primary & secondary schools & sixth form colleges.

What really makes Petersfield "The Connected Place" is its easy access to transport links whatever your mode of transport:

Southampton Airport is less than 35 miles away & Portsmouth Ferry port is less than 20 miles, both offering you a opportunity to travel to a wide range of European destinations.

In 2011 The Hindhead tunnel will be complete which will make journey time by car to Guildford less than 30 minutes. Then of course there are the frequent trains from Petersfield to Waterloo in approximately 1 hour, Portsmouth & Guildford in Approximately 30 minutes.



# Woodcroft Mews

6 Station Road, Petersfield, Hampshire GU32 3ED

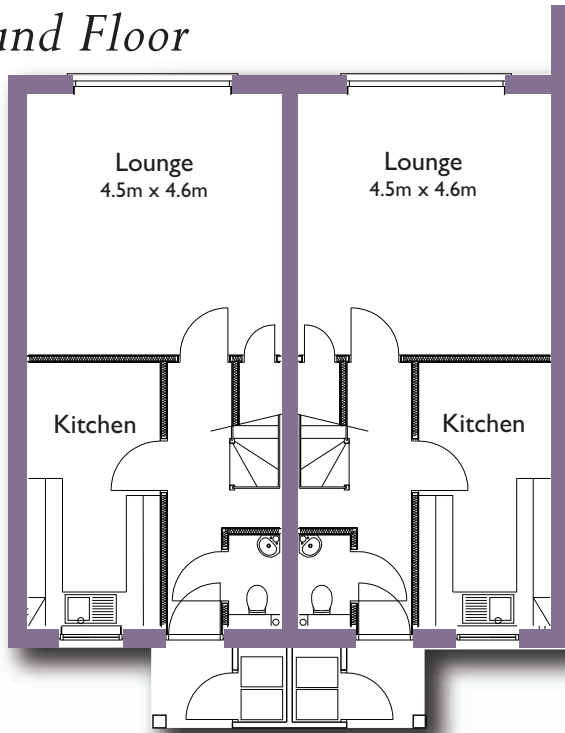
Woodcroft Mews is an exclusive mews development of 6 three bedroom terraced houses, all comprising of 2 bathrooms, a fully fitted kitchen/breakfast room, lounge and a private garden.

This development offers a private mews setting for a buyer that is looking for a house in a private but convenient location to Petersfield town.

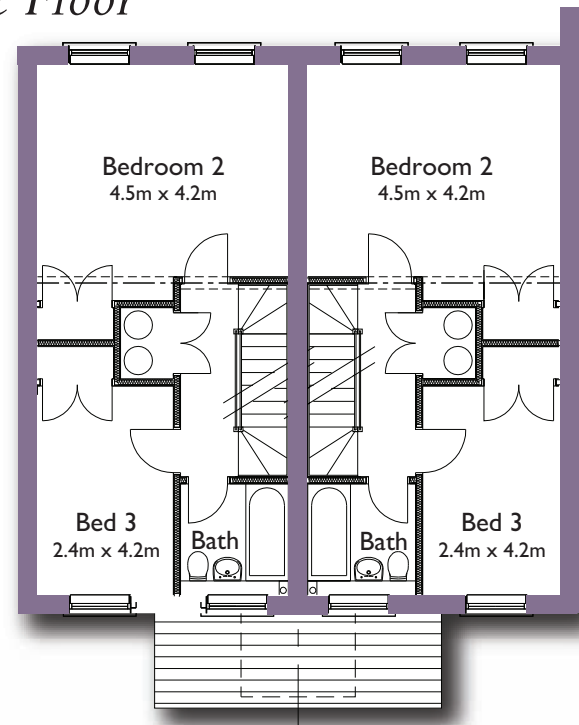




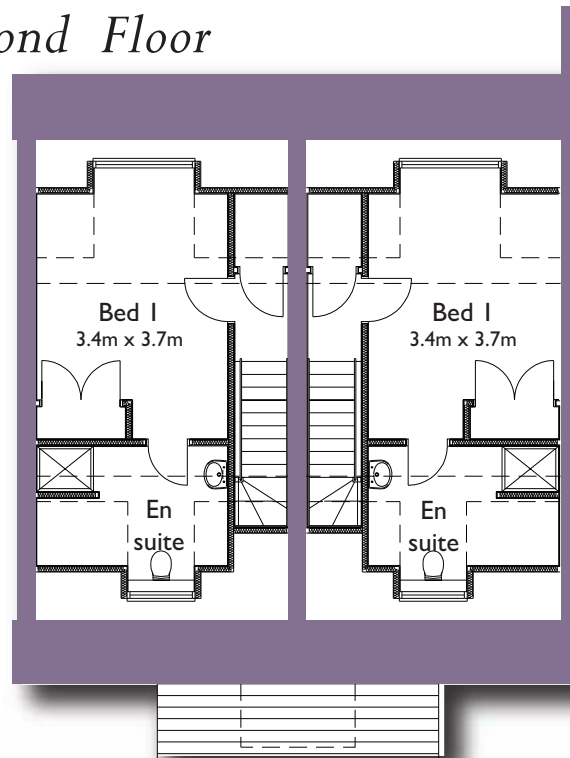
## Ground Floor



## First Floor



## Second Floor



*NB* Left hand side depict Plots 2, 4 & 6, right hand side depict Plots 1, 3, & 5.

# Quality Specification

*A carefully considered specification for Woodcroft Mews*

## Luxury Kitchens

Quality contemporary kitchens with a choice of doors and worktops (subject to stage of construction)

Stainless steel double oven

Stainless steel gas hob, extractor and hood light

Integrated fridge/freezer

Integrated dishwasher

Integrated washer/dryer



One and a half bowl stainless steel sink and mixer tap  
Choice of ceramic tiling

## Quality Bathrooms

Contemporary bathroom suites with chrome taps

Thermostatically controlled showers (where applicable)

All bathrooms half tiled with shower areas fully tiled

Choice of ceramic floor and wall tiling to bathrooms

Shaver point in all bathrooms

Mirrors to all bathrooms

Heated ladder towel rail to bathrooms

## Heating and Water Service

Solar panels to all houses

Gas fired central heating with condensing gas boiler

Radiators with individual thermostatic controls (except hall)

Room thermostat

Independent immersion heater

Mains pressure hot water

## Door & Internal Joinery

Oak veneer internal doors

Contemporary chrome door furniture

Deep moulded skirting and architraves

## Electrical and lighting

Under unit lighting and hob light in kitchen

Extractor fans in bathrooms

Low voltage down lighters to ensuite and bathrooms

Five amp lighting circuit to lounge



## Communications

- Telephone points to lounge and bedrooms
- TV/FM aerial points to lounge and bedrooms
- Integrated wiring for satellite TV
- Sky Plus wiring

## Finishing Touches

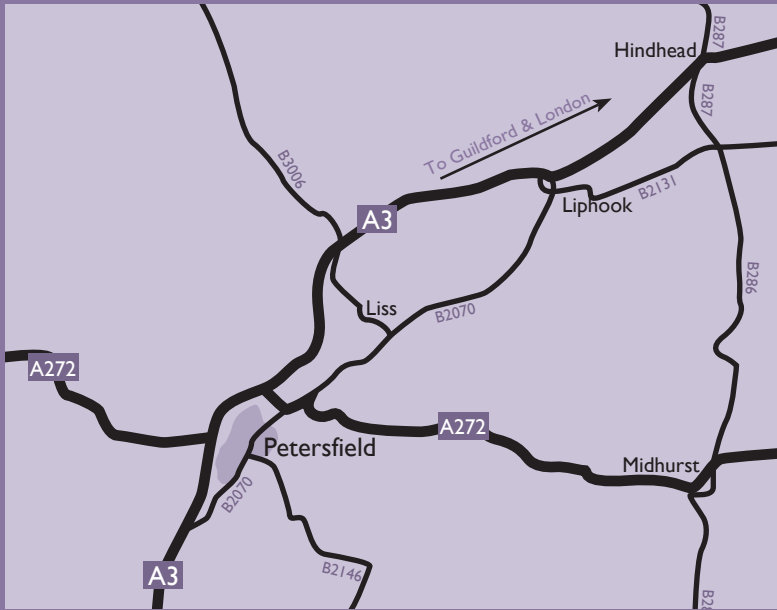
- Plaster Cornice to hall and lounge
- Smooth ceilings throughout
- Built in wardrobes with hanging rail and shelf where shown on drawings
- Co-ordinated ceramic flooring to hall, cloakroom and kitchen

## External

- Car parking spaces located as shown on site plan
- Turf to all rear gardens
- Sheds to all rear gardens
- External water tap

## Security and Peace of Mind

- Cover under NHBC Buildmark Warranty
- Mains fed smoke detector with battery back up fitted to hall
- Security locking to all external doors
- Double glazed PVCu windows fitted with security locks
- Pre-wired for security alarm system
- Management Company for management of shared areas



# Directions

## From Junction 10 , M25.

Leave the M25 at junction 10, then at roundabout take the 3rd exit, then merge onto the A3. At Hog's Back continue forward onto the A3. At Hindhead, traffic signals continue forward onto the A3. At roundabout take the 2nd exit onto the A3. Branch left, then at roundabout take the 1st exit onto Winchester Road, arrive on Station Road.

## Train Times

Petersfield to London Waterloo -	1hr 2m
Petersfield to Portsmouth -	30m
Petersfield to Southamton -	1hr 6m
Petersfield to Guildford -	31m

## Mileage

Petersfield to Guildford -	27 miles
Petersfield to Portsmouth -	21 miles

### Disclaimer

These details are intended to give a general indication of the proposed development and floor layout. We reserve the right to alter and amend specifications and floor layouts at any time. The contents herein shall not be deemed to form part of any contract or be a representation inducing any such contract.

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