The Spain, Petersfield, Hampshire, GU32

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Guide Price: £325,000 *Freehold*

A pretty cottage in an exceptional spot in The Spain with a south-facing garden and garage.

KEY FEATURES

- Pretty mid-terrace cottage
- Situated in the heart of Petersfield
- Lovely outlook from front and rear
- Open south-facing garden
- No onward chain
- Could benefit from updating

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DESCRIPTION

The property is a pretty cottage with painted brick elevations under a tiled roof and accommodation over two floors. The position of the house is truly exceptional with Petersfield Town Centre only a stone's throw away. There is a delightful aspect overlooking a small green to the front with period houses beyond, and distant views of the South Downs to the rear. Internally, accommodation comprises of two reception rooms, a kitchen, downstairs w/c and a back porch with access to the garden. Stairs rise to the landing, off which are two bedrooms and a family bathroom. Outside, the garden to the rear is laid to lawn although would benefit from a general tidy. Currently open with neighbours, most buyers may want to consider enclosing with fencing or hedging and being on the south side, would get plenty of sun in the relevant seasons. At the bottom of the garden is a single garage in a block, in front of which is a right of way accessing a neighbours garage and parking area. Whilst the cottage has been loved over the years, it does now require general updating throughout.

LOCATION

The property is situated in The Spain, just a short walk from The Square in the centre of the town. Petersfield 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 tunnel at Hindhead provides congestion free travel north along the A3 to Guildford and London. The town has many active clubs and societies with golf available at Petersfield, Liphook and Midhurst, horse and motor racing at Goodwood, polo at Cowdray Park and sailing along the South Coast. Being in the heart of The South Downs National Park, the surrounding countryside is renowned for its unspoilt landscapes and outdoor pursuits. There are many popular schools in the area including The Petersfield School (TPS), Bohunt, Churcher's College, Bedales and Ditcham Park.

DIRECTIONS

On foot from our office at 26 High Street, proceed up the High Street, passing M&S Foods on your left. On reaching The Square, cross diagonally across, passing the Church on your left and the library on the right into Sheep Street. At the end of the road and on reaching The Spain, cross the road and the property will be situated ahead of you on the right-hand side.

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MATERIAL INFORMATION

Method of Sale: Private Treaty
Tenure: Freehold
Construction: Brick and tile
Services: Mains gas, electricity, water and drainage
Council Tax: East Hampshire District Council. Band: "D"
EPC Rating: "D" (63).
Service Charge: N/A
Ground Rent: N/A
Rights & Easements: There is a right of way to the rear for access to your garage
Flooding: To the best of our knowledge, the property has never flooded
Broadband Availability: Ultrafast (Ofcom)
Mobile Signal: Good (Ofcom)
Parking: Single garage
Viewings: Strictly by appointment with Winkworth Petersfield
WHAT3WORDS: ///voltages.podcast.defended

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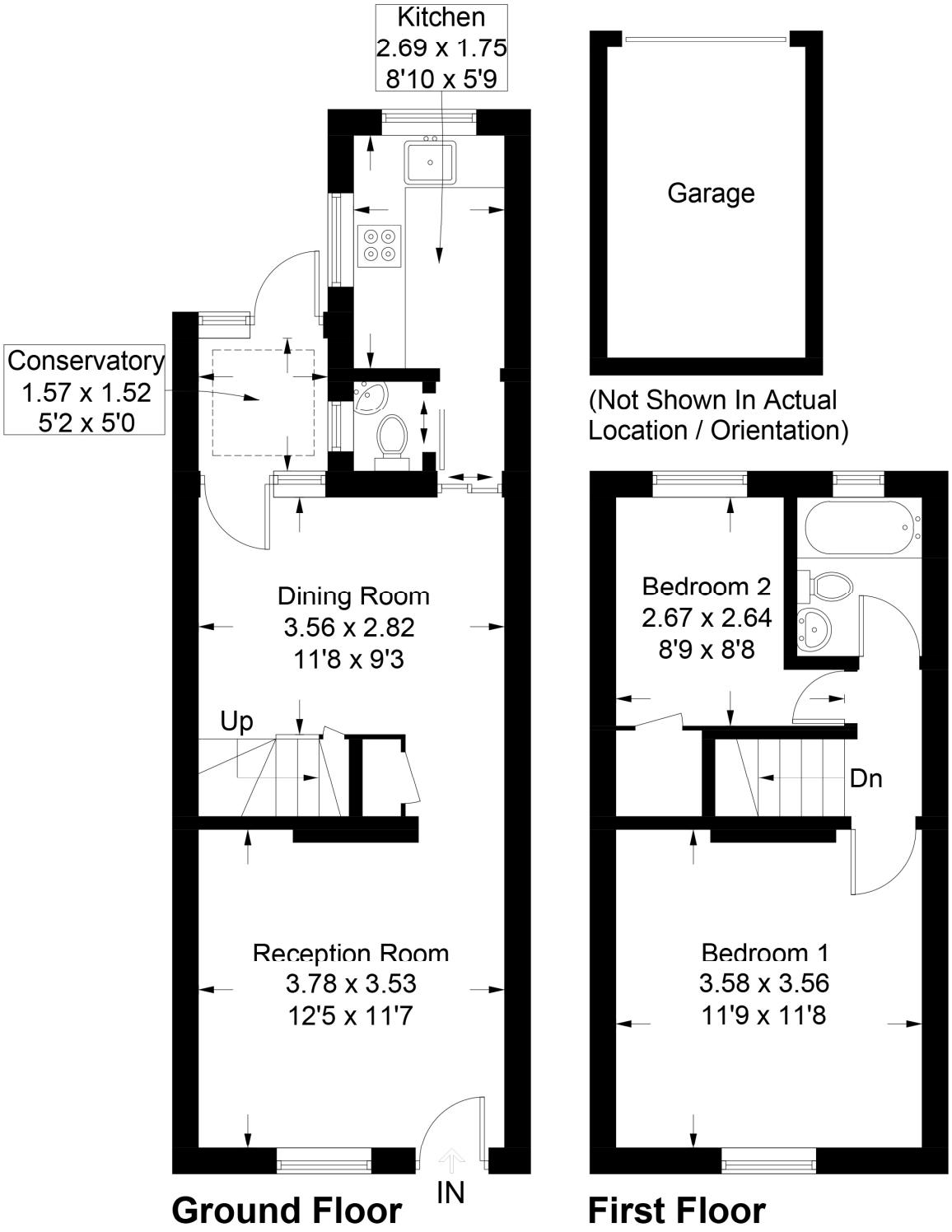
Approximate Gross Internal Area = 64.5 sq m / 694 sq ft
(Excluding Garage)



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