

Woodbury Avenue, Petersfield, Hampshire, GU32

4 3 2

Guide Price: £875,000 *Freehold*

An extended family home on a popular tree-lined avenue with parking and a south-facing garden.

KEY FEATURES

- Extended family home situated on a popular tree-lined avenue
- Open-plan kitchen diner, snug and living room
- Principal bedroom with en-suite and three further double bedrooms
- Large south-facing garden
- Close proximity to Petersfield Station and Bedales School
- Brick-built home office, summer house and shed





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DESCRIPTION

The property is a semi-detached family home believed to date from the 1930's with painted rendered elevations under a tiled roof and accommodation over three floors. The current owners remodelled and extended the house and now offers flexible accommodation which would suit a wide variety of buyers. A particular feature of the house is the open-plan kitchen/dining room with a breakfast bar, plenty of room for a kitchen table and sofa and double doors lead to the rear garden. There is an internal snug with a log burner and a separate sitting room to the front of the house. From the hall, stairs rise to the first-floor land, off which are three bedrooms, all of which are large enough to accommodate double beds and the attic space has been converted into a main bedroom suite with a dressing area, built-in storage and its own en-suite shower room. Outside, the house is approached by a drive with parking for a number of cars. The garden is to the rear, is mainly laid to lawn and bounded by hedging and fencing. The original single garage has been converted into a delightful office and towards the bottom of the garden is a large, modern summer house or studio. Being on the south side of the house, the garden is a perfect spot to unwind during the long summer afternoons. An internal viewing is strongly recommended.

Agent note: Photographs were taken in 2024. Since this point, some decorative improvements have been made.

LOCATION

The property is situated to the west of the town centre on a tree lined avenue, 0.4 miles from the train station and only 0.7 miles to The High Street. Petersfield offers a variety of amenities in a bustling town centre. Shops include Waitrose, M&S Food, Tesco, Lidl, Aldi 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. Being in the heart of The South Downs National Park, the surrounding countryside is renowned for its natural beauty and outdoor pursuits. There are many popular schools in the area including Churcher's College, Bedales, Ditcham Park and The Petersfield School.

DIRECTIONS

From our office at 26 High Street, proceed up the High Street and pass The Square on your left. Follow the road around to the right into Chapel Street and on reaching Station Road, turn left. Proceed over the level crossing and at the first roundabout, take the second exit onto Bell Hill and then the first turning on the right into Woodbury Avenue. The property is a little over 200 metres on your right-hand side.

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MATERIAL INFORMATION

Method of Sale: Private treaty.
Tenure: Freehold.
Construction: Brick and rendered elevations under a tiled roof.
Services: Mains gas, electricity, water and drainage.
Council Tax: East Hampshire District Council. Band: "E"
EPC Rating: "D" (64)
Ground Rent: N/A
Rights & Easements: None known.
Flooding: To the best of our knowledge, the property has never flooded.
Mobile signal: Good outdoor and in home (EE) and Good outdoor, variable in home (O2 and Three) Good outdoor (Vodafone) (Ofcom).
Broadband availability: Ultrafast. (Ofcom)
Parking: Off-street parking.
Viewings: Strictly by appointment with Winkworth, Petersfield.
What3Words: ///bigger.middle.highlight

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Approximate Gross Internal Area = 166.7 sq m / 1794 sq ft
(Excluding Eaves)
Outbuildings = 47.1 sq m / 507 sq ft
Total = 213.8 sq m / 2301 sq ft



PRODUCED FOR WINKWORTH ESTATE AGENTS.
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