



Bell Hill Ridge, Petersfield, Hampshire, GU32

Guide Price: £1,100,000 *Freehold*

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A detached family house on a popular no-through road with delightful south-facing gardens, garage and parking.

KEY FEATURES

- Detached five-bedroom family home
- Situated on a popular no-through road
- Delightful south-facing gardens
- Potential to enhance/extend (STPP)
- In all, approximately 0.39 acre
- No onward chain



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DESCRIPTION

A rare opportunity to purchase a five-bedroom detached family home in a sought-after position with a large plot and being sold with no onward chain. Situated in an elevated spot, there are distant views over surrounding rooftops and the Downs beyond. The layout can be seen in the floorplan and of particular note is the reception space, most notably a large, double-aspect sitting room with an open fire and sliding doors that lead to a large patio area. The kitchen/breakfast room and dining also have a lovely south-facing aspect over the rear garden. From the hall, stairs rise to a first floor landing off which is the principal bedroom, a shower room, four further bedrooms and a family bathroom. Outside, the main garden is situated to the rear and being on the south side, is an ideal spot to entertain and relax during the summer months. Mainly laid to lawn, the garden is enclosed by hedging and in all, the house lies in a plot of approximately 0.39 of an acre. To the front, the house is approached by a large drive providing parking for several cars, to the left of which is an area of lawn and there is a single garage. Whilst the house has been loved over the years, it offers a tremendous amount of scope (subject to planning) to adapt, modernise and convert into a family house of the 21st Century.

ACCOMMODATION

Entrance hall, sitting room, kitchen/breakfast room, dining room, study, utility area, pantry and downstairs w.c, principal bedroom, shower room, four further bedrooms, family bathroom, front and rear gardens with single garage and driveway parking.

LOCATION

The property is situated to the west of the town centre, 0.6 miles from the train station and only 1 mile to the High Street. 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 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 unspoilt beauty and tremendous outdoor pursuits. There are many popular schools in the area including The Petersfield School, Bohunt School, Churcher's College, Bedales and Ditcham Park.

DIRECTIONS

From our office in the High Street turn left at The War Memorial into College Street and then into the one way system. When the road forks, turn left onto Station Road and continue over the level crossing. At the roundabout, take the second exit onto Bell Hill. Proceed to the crest of the hill and then turn right into Bell Hill Ridge. The drive to the property is the third on your right.

MATERIAL INFORMATION

Method of Sale: Private treaty

Tenure: Freehold

Construction: Brick and partially rendered elevations under a tiled roof

Services: Oil-fired central heating, electricity, water and drainage

Council Tax: East Hampshire District Council. Band: "G"

EPC Rating: "E" (48)

Service Charge: N/A

Ground Rent: N/A

Rights & Easements: None known

Restrictions: Within the South Downs National Park

Flooding: To the best of our knowledge, the property has never flooded

Mobile Signal: Likely (Ofcom)

Broadband Availability: Ultrafast (Ofcom)

Parking: Ample driveway parking and single garage

Viewings: Strictly by appointment with Winkworth Petersfield

WHAT3WORDS: ///reddish.region.tasks



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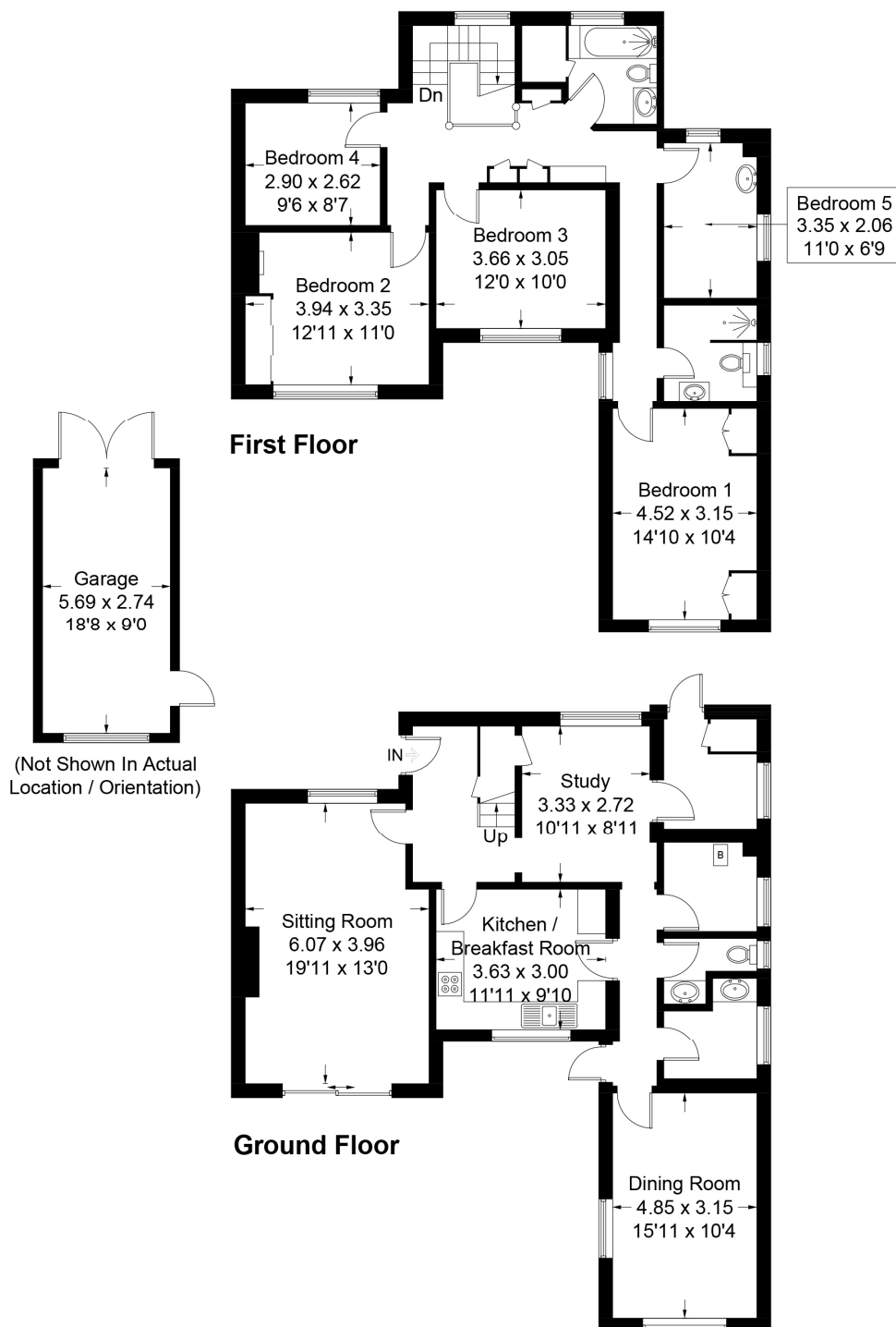
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Approximate Gross Internal Area = 175.0 sq m / 1884 sq ft

Garage = 15.7 sq m / 169 sq ft

Total = 190.7 sq m / 2053 sq ft



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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