

Church Road, Petersfield, Hampshire, GU32

3 2 1

Guide Price: £475,000 *Freehold*

Believed to have once been owned by the renowned poet, Edward Thomas, a pretty cottage set back from Church Road and backing onto fields in the heart of the village.

KEY FEATURES

- A pretty semi-detached cottage
- Set back from the road backing onto fields
- No onward chain
- Village location
- Close proximity to Bedales School
- Believed to have been owned by the renowned poet, Edward Thomas
- No onward chain





Petersfield

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DESCRIPTION

The property is a pretty, semi-detached cottage with pebble-dash elevations under a tiled roof and accommodation over two floors. The layout can be seen in the floorplan and as you can, on the ground floor are two reception rooms, a kitchen and bathroom and on the first floor are three bedrooms. Outside, the house is accessed by a pedestrian path, shared with one other property leading to the front of the house. The gardens are largely laid to lawn with a variety of shrubs, trees and hedging.

ACCOMMODATION

Three bedrooms, bathroom, sitting room, dining room, kitchen and gardens.

LOCATION

The property is situated in the sought after village of Steep, just to the north of Petersfield in the heart of The South Downs National Park. 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, (approximately 1.4 miles away) provides a direct service to London Waterloo to the north (in a little over 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. There are many popular schools in the area including Bedales, Churcher's College, Ditcham Park, The Petersfield School and Bohunt School. Steep has a strong sense of community and benefits from two pubs, (both within walking distance), a tennis club, cricket club, active village hall and popular primary school.

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 and proceed over the A3. On reaching the first set of crossroads, turn right into Church Road and the pedestrian access to the property is after approximately 140 metres on your left.

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MATERIAL INFORMATION

Method of sale: Private treaty
Tenure: Freehold
Construction: Pebble dash elevations under a tiled roof.
Services: Mains electricity, water and drainage.
Council Tax: East Hampshire District Council. Band: "D"
EPC Rating: "F" (34)
Service Charge: N/A
Ground Rent: N/A
Rights & Easements: None known
Mobile Signal with EE: Variable in-home. Good outdoor (Ofcom)
Broadband Availability: Superfast available (Ofcom)
Parking: There is no off-street parking. The vendor and guests park on Church Road.
Viewings: Strictly by appointment with Winkworth Petersfield
What3words: ///duos.suddenly.privately
Ref: AB/220088/1

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Important Notice

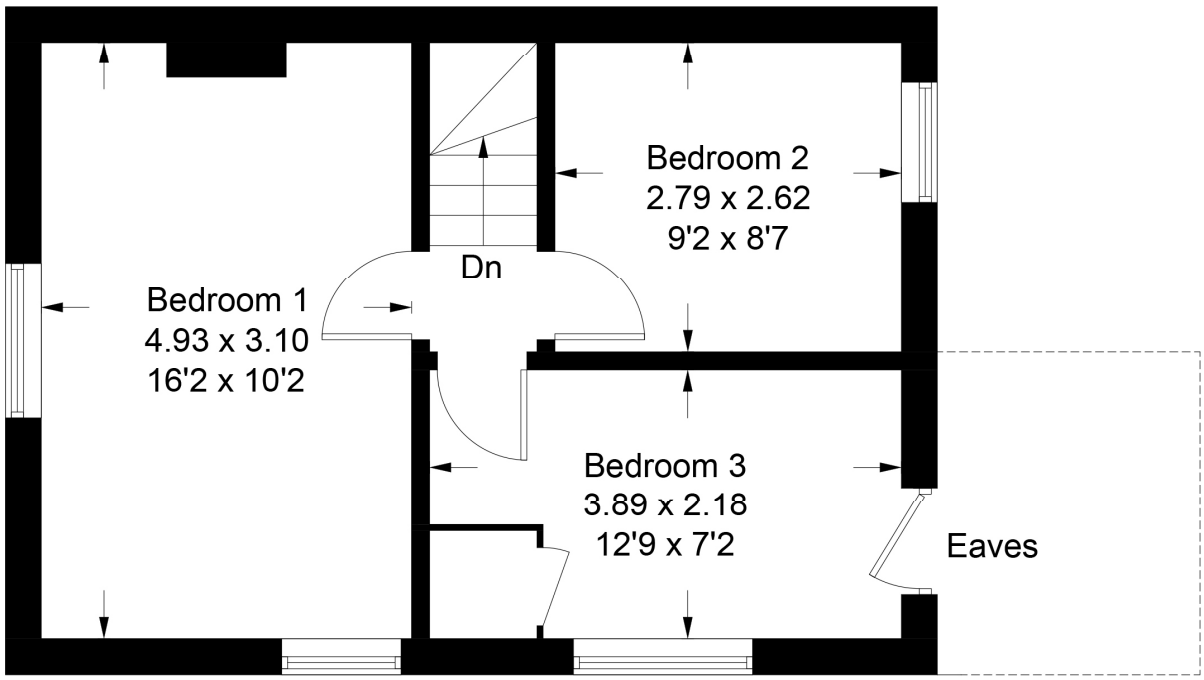
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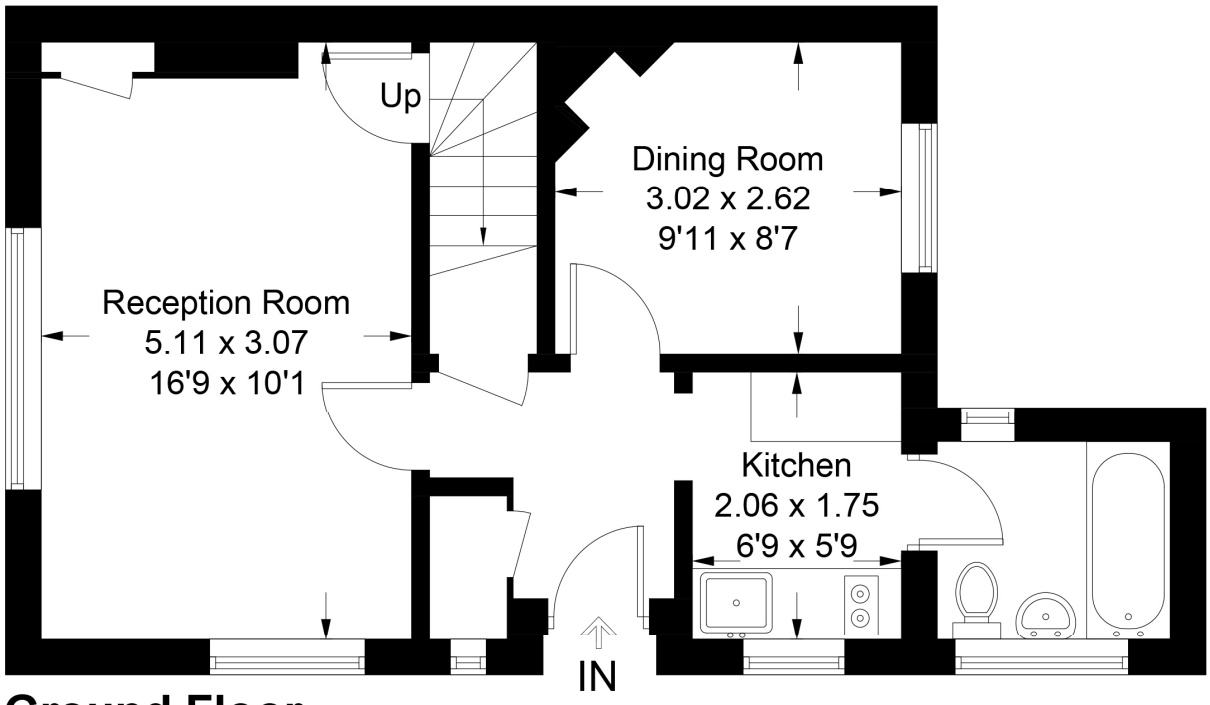
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Approximate Gross Internal Area = 75.4 sq m / 812 sq ft



First Floor



Ground Floor

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 2025.

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