



## Woodbury Avenue, Petersfield, Hampshire, GU32

Guide Price: £875,000 Freehold

On a popular tree-lined avenue within 0.4 miles of the train station, a beautifully appointed, extended semi-detached home with a southerly facing garden and off-street parking.

Four bedrooms, en suite shower room, family bathroom, hall, office, sitting room, kitchen/dining room, utility room, downstairs cloakroom with WC, parking and gardens.

EPC Rating: "D" (61).

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## DESCRIPTION

The property is a semi-detached family home with brick and painted rendered elevations under a tiled roof and accommodation over three floors. It is believed to have been originally built in 1930 and was comprehensively extended and rewired by the existing owners in 2016-2017. The layout can be seen in the floorplan but of particular note is the tremendous open-plan kitchen/dining room with a wood burner, central island, bespoke floor to ceiling steel windows and french doors opening onto the garden. The sitting room is to the front and has a pretty bay window and feature gas fireplace. From the hall, stairs rise to the first floor landing, off which are three bedrooms and a family bathroom. Stairs continue to the top floor where there is a bedroom with 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 and being on the south side, gets plenty of sun and light throughout the day. Accessed either through the house or by a side pedestrian gate, the extensive garden is mainly laid to lawn with a variety of mature borders and hedging. A good sized shed was professionally installed on a concrete base in 2017 providing garden storage/workshop space.



## 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 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.

Services: Mains gas, electricity, water and drainage.

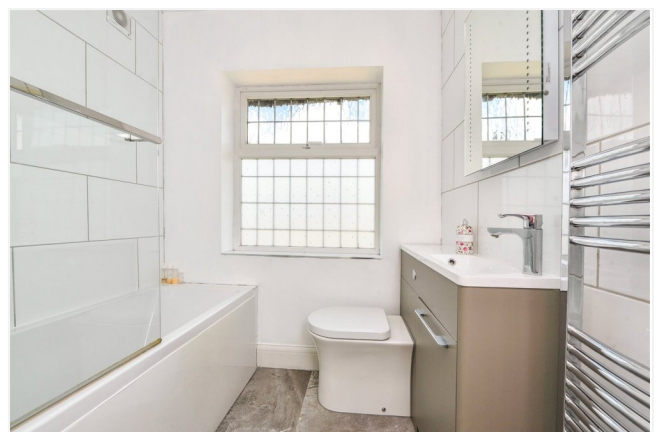
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## LOCAL AUTHORITY

East Hampshire District Council, Petersfield

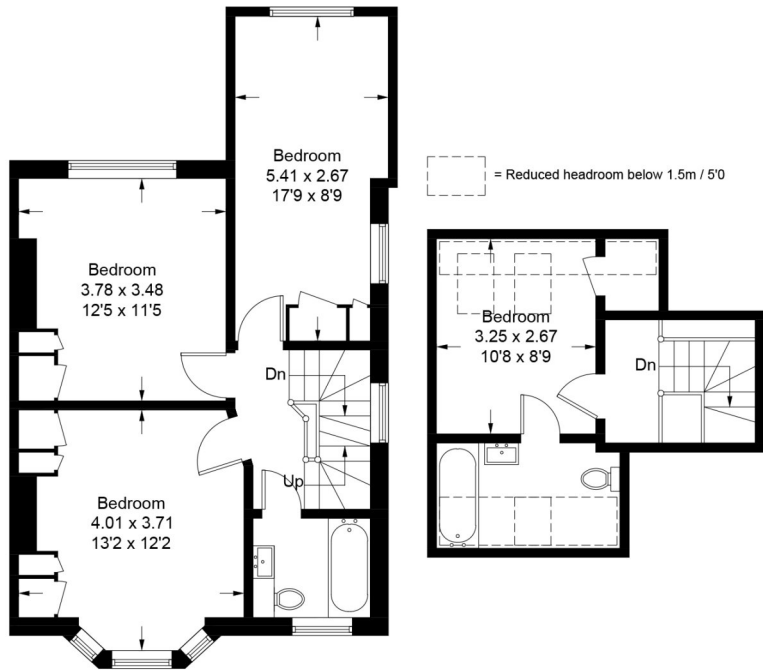
## DIRECTIONS

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 into Bell Hill and then the first turning on the right into Woodbury Avenue. The property is after a short distance on your right.



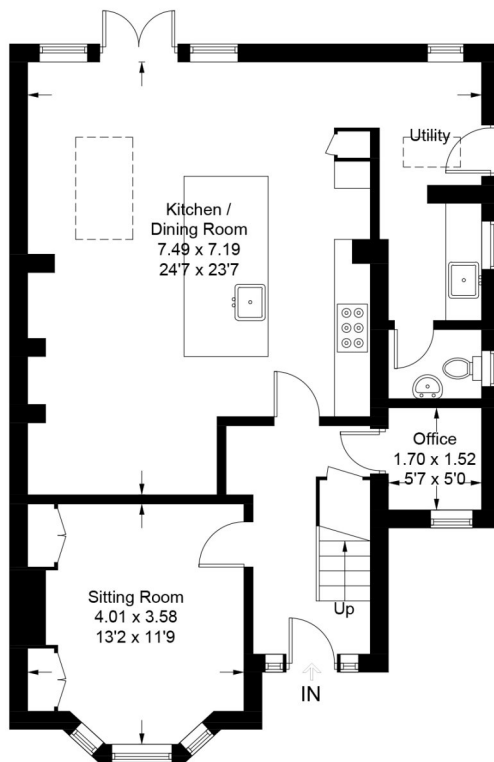
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Approximate Gross Internal Area = 146.5 sq m / 1577 sq ft



First Floor

Second 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 2023.

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