



Reservoir Lane, Petersfield, Hampshire, GU32

Guide Price: £1,350,000 Freehold

Originally built in 1957, a substantial detached family home in an elevated spot with gardens, garage and parking.

Master bedroom with en suite shower room, three further bedrooms, family bathroom, drawing room, dining room, studio, snug, kitchen/breakfast room, downstairs cloakroom with WC, utility room, downstairs shower room, outbuildings, double garage, parking and gardens.

EPC: "D" (55).

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DESCRIPTION

Believed to date from 1957, a detached home, designed by Jon Barnsley, son of Edward Barnsley CBE, a renowned designer and furniture maker. Originally built with double glazing and a clever hot air heating system, when new, the house was very much ahead of its time. As the house is perched on a hill and with a south-westerly aspect with enormous windows, light flows through the accommodation and there are solid wooden floors in much of the reception space. The current owners have been there since 1982 and you can see why they have been settled for so long. They extended the house on a few occasions, but of particular note is the tremendous oak framed studio with a vaulted ceiling and exposed timbers. From the hall, a turning staircase leads to the first floor where there are four bedrooms and a family bathroom. The master bedroom has a balcony and there is an en suite shower room. Outside, the house is approached by a sweeping drive with parking for a number of cars leading to the double garage. The gardens are predominantly laid to lawn with a variety of mature beds, hedges and trees giving a good degree of privacy. Situated towards the north-west of the plot is an outdoor swimming pool, ideal for cooling down over the summer months. We would like to inform any prospective buyer that the land to the west and north of the property will soon be developed as part of the Petersfield Community Land Trust "H11" self-build site. On the back of that development site, there is a building plot with Planning Permission owned by the vendors to build a self-build property which is available under separate negotiation.



LOCATION

The property is situated on a single track lane towards the fringes of Petersfield surrounded by the South Downs National Park and yet is within a mile of the town itself. 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 a little over an hour) and Portsmouth to the south. The tunnel at Hindhead now 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 Bedale's, Churcher's College, Ditcham Park, The Petersfield School and Bohunt School.

Services: Oil fired central heating, mains electricity, water and drainage.

Ref: AB/140060/2

LOCAL AUTHORITY

East Hampshire District Council, Petersfield

DIRECTIONS

From our office at 26 High Street, turn right up the High Street, passing The Square on your left. Following the road round to the right into Chapel Street and continue to the end of the road. On reaching Station Road, proceed straight on into Tilmore Road. At the end of the road, bear right into Reservoir Lane and the property can be found after two hundred metres or so on your left hand side.




Windward, Reservoir Lane, GU32

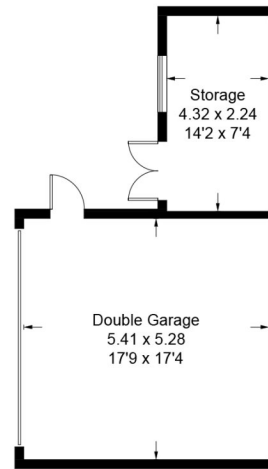
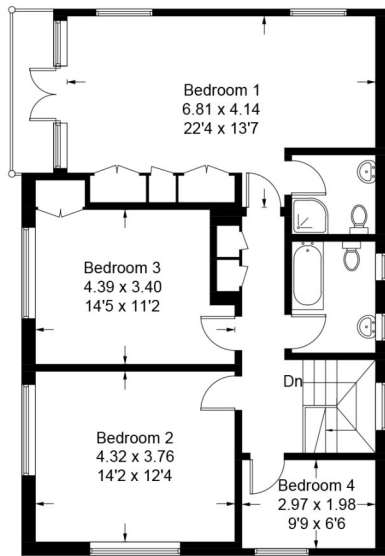
Approximate Gross Internal Area = 257.2 sq m / 2768 sq ft

Outbuildings / Double Garage = 51.7 sq m / 556 sq ft

Total = 308.9 sq m / 3324 sq ft

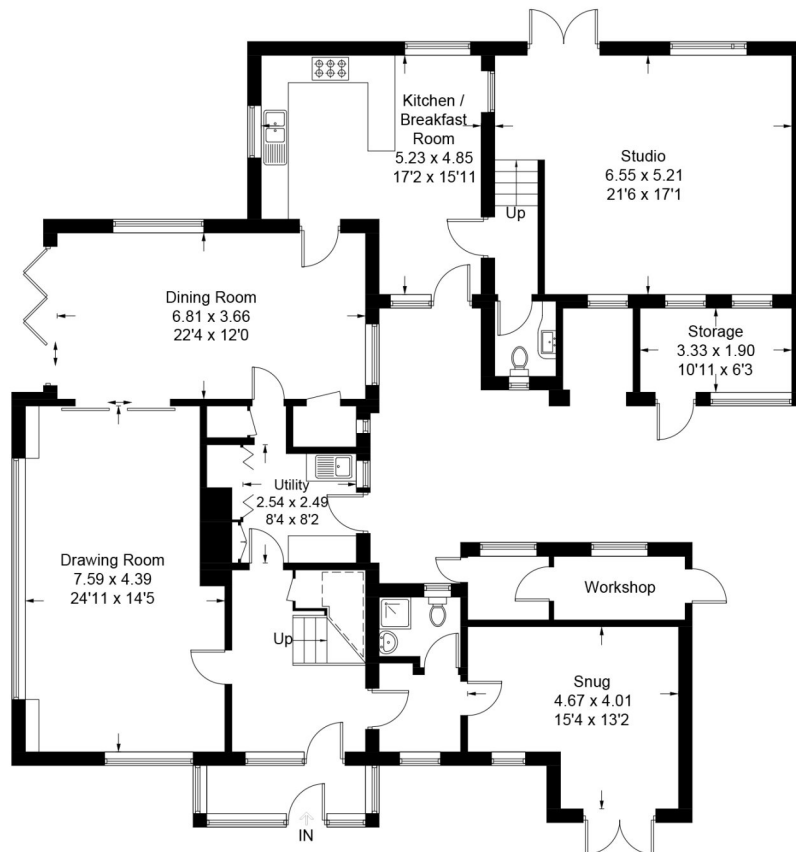


 = Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual
Location / Orientation)

First Floor



Ground Floor

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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 2021.

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