



Barham Road, Petersfield, Hampshire, GU32

Guide Price: £550,000 *Freehold*

A pretty three-bedroom house in the heart of the town with a south-facing garden and garage.

3 2 1

KEY FEATURES

- Three bedrooms
- Contemporary living with plenty of character and charm
- Situated in the heart of Petersfield, short walking distance from shops and Petersfield Train Station
- South-facing garden
- Garage to the rear



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DESCRIPTION

The property is an Edwardian house with brick elevations under a slate roof and accommodation arranged over two floors. Synonymous of properties from this era are sash windows, bay windows with original stained glass to the front elevation, high ceilings and pretty feature fireplaces. The kitchen has been knocked through into the dining room to create a fabulous, light, kitchen/diner, off which is a utility room with WC. From the hall, stairs rise to the first floor landing from which are three bedrooms and a family bathroom. The property also benefits from additional loft storage. To the rear is a south facing garden predominantly laid to lawn with a patio area, enclosed with panelled fencing and a decent sized single garage which has been split and is currently being used as a home office and store and could easily be converted back into a useable garage.

ACCOMMODATION

Three bedrooms, family bathroom, sitting room, dining room, kitchen, utility room with WC, garage and garden.

LOCATION

The property is located on a popular residential road, convenient to the town centre and railway station. 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 Hindhead Tunnel 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. Being in the heart of The South Downs National Park, the surrounding area is renowned for its unspoilt countryside and outdoor pursuits. There are many popular schools in the area including Churche's College, Bedales, Ditcham Park, The Petersfield School and Bohunt.

DIRECTIONS

From the bottom of Petersfield High Street turn left at the war memorial into College Street. After entering the one way system take the first turning on the left, just after the exit to Waitrose car park, into Barham Road. The property is located on the left hand side of the road.

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MATERIAL INFORMATION

Method of sale: Private treaty.

Tenure: Freehold.

Construction: Brick under a slate roof.

Services: Mains gas, electricity, water and drainage.

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

EPC Rating: "D" (62)

Service Charge: N/A

Ground Rent: N/A

Rights & Easements: None known

Flooding: To the best of our knowledge, there has never been any exterior or internal flooding at the property

Mobile signal with EE, O2 and Vodafone: Good outdoor and in-home (Ofcom)

Broadband availability: Ultrafast (Ofcom)

Parking: There is a single garage situated at the bottom of the garden, which is currently split into a home office and store. In front of which the current owners park their car. There is also additional on-street parking on Barham Road.

What3Words: counters.puffed.receiving



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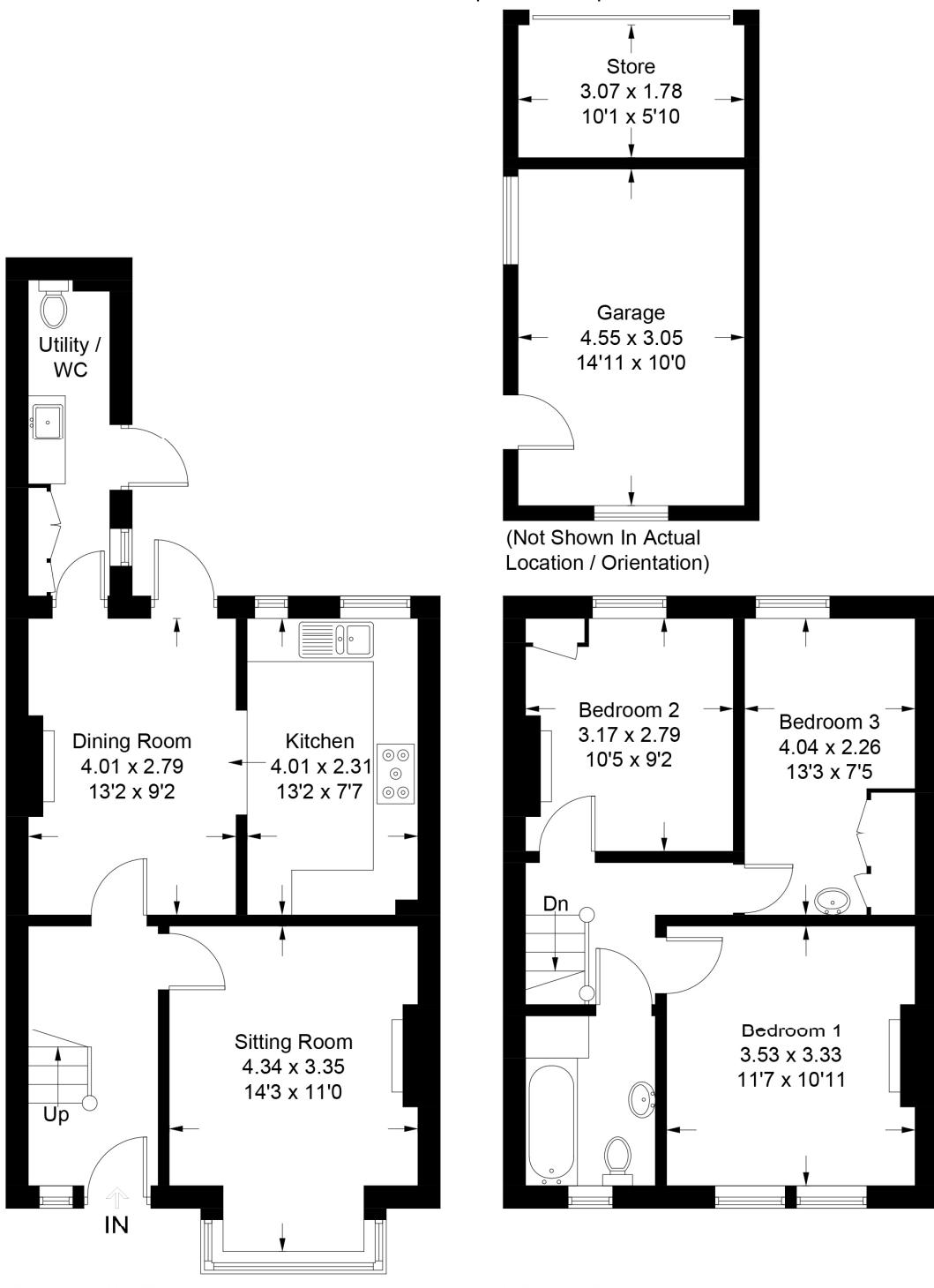
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Approximate Gross Internal Area = 87.4 sq m / 941 sq ft
 Garage / Store = 19.8 sq m / 213 sq ft
 Total = 107.2 sq m / 1154 sq ft



Ground Floor

First 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 2020.

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