



## Merritts Meadow, Petersfield, Hampshire, GU31

Guide Price: £675,000 Leasehold with Share of Freehold

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Close to the centre of town, a retirement house with the use of a private, south-westerly courtyard garden, balcony and garage.

### KEY FEATURES

- Modern mid-terrace property for over 55s
- Contemporary accommodation over two floors
- South-westerly courtyard garden and balcony
- Garage and off-street parking
- Close proximity to Petersfield Town centre



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## DESCRIPTION

Built for those aged 55 and over, a delightful mid-terrace property with accommodation arranged over two floors under a tiled roof. Completed in 2013, the property offers very practical, modern accommodation in the heart of the town. On entering the property is a spacious hall with a door to the sitting room and cloakroom with a built-in utility cupboard with space and plumbing for a washing machine and tumble dryer. From the sitting room, doors lead to a sunroom at the front and dining room to the rear, off which is a kitchen. From the hall, stairs rise to the first floor landing and the two bedrooms, both of which have ensuite shower rooms. The main bedroom has double doors out onto a tremendous south-west facing balcony. Outside, to the front of the property is a private landscaped terrace which is for the sole use of the property and there is a small terrace to the rear. There is a single garage in a block.

## ACCOMMODATION

Two double bedrooms with en suite shower rooms, sitting room, sunroom, dining room, kitchen, downstairs cloakroom with WC, a south-west facing balcony and courtyard garden.

## LOCATION

In the heart of the South Downs National Park, Petersfield is a historic market town with a variety of amenities in a bustling town centre which is just a short, level walk away. 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 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.

## DIRECTIONS

From our office at 26 High Street, turn left and proceed to the end of road, passing the War Memorial on your right. On reaching College Street, turn left passing The Red Lion Public House on your right. Continue for a few hundred metres and on reaching a "T" Junction at the end of the road, turn right and the entrance to Merritts Meadow is almost immediately on the left. Proceed up the drive where some visitors parking can be found on the left hand side.

## MATERIAL INFORMATION

Method of sale: Private treaty

Tenure: Leasehold with a share of Freehold.

Construction: Brick and tile-hung elevations under a tiled roof.

Services: Mains gas, electricity, water and drainage

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

EPC Rating: "C" (78).

Service Charge: £4,723.28 per annum.

Ground Rent: £350 per annum.

Rights & Easements: None known.

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

Mobile Signal: (Ofcom).

Broadband Availability: Superfast (Ofcom)

Parking: The property is being sold with a single garage in a block.

Viewings: Strictly by appointment with Winkworth Petersfield.

What3Words: hungry.herb.meatballs



### Important Notice

Winkworth for themselves and the Vendors or lessors of this property whose agents they are, give notice that: i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact. ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents. iii) The information in these particulars is given without responsibility on the part of Winkworth or their clients. Neither Winkworth nor their employees have any authority to make or give any representations or warranties whatever in relation to this property. iv) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed. v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order – nor have Winkworth tested them. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

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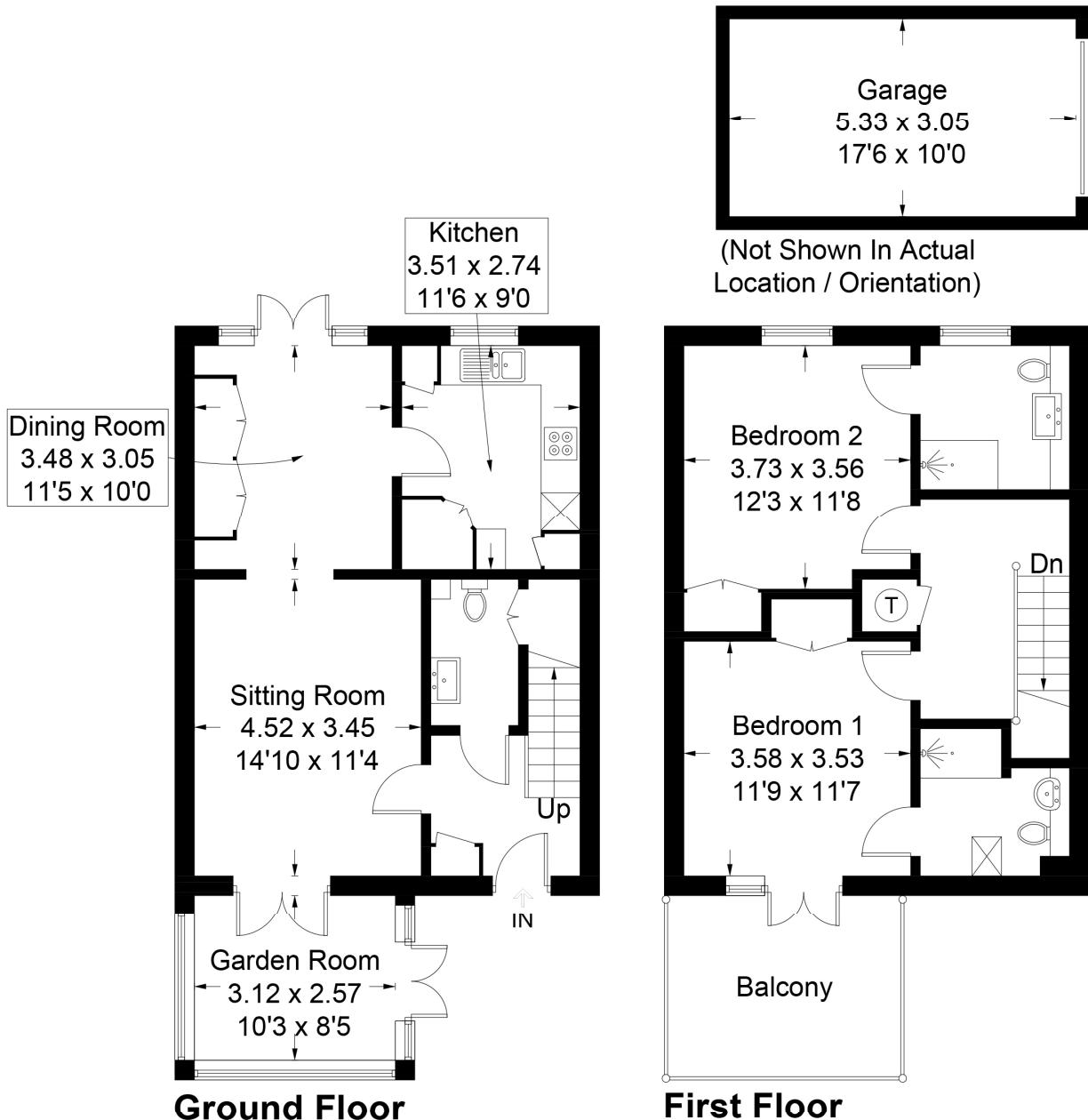
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Approximate Gross Internal Area = 106.5 sq m / 1146 sq ft

Garage = 16.3 sq m / 175 sq ft

Total = 122.8 sq m / 1321 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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