



Barnfield Road, Petersfield, Hampshire, GU31

Guide Price: £1,600,000 *Freehold*



A substantial and beautifully presented detached family home in an ever-popular residential backwater.

KEY FEATURES

- Detached family house
- Beautiful presented throughout
- Internal accommodation approaching 4,000 sq. ft.
- Situated in a tucked away spot
- Ample driveway parking with integral double garage



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DESCRIPTION

The property is a modern, detached family home with brick and part tile-hung elevations under a tiled roof and accommodation over two floors. The layout can be seen in the floorplan which you can see is spacious, well-proportioned and in total (including the garage) amounts to 3,930 sq. ft.. The current owners have made many changes and improvements to the property which now enjoys many gadgets and conveniences of a 21st Century home. Outside, the house is approached by a drive with ample parking leading to an integral garage. The garden is to the rear and can be accessed either through the house or by a side gate. Immediately adjoining the rear wall of the house and accessed through bi-folding doors from the kitchen is a paved terrace; the perfect spot to unwind during the long summer days. The garden is mainly laid to lawn and is enclosed by fencing or hedging.

ACCOMMODATION

Four bedroom suites, fifth bedroom, family bathroom, drawing room, dining room, study, playroom, kitchen/breakfast room, garden, garage and parking.

LOCATION

The property is situated on a highly regarded residential no through road located approximately 0.25 miles from the Heath and Pond, and less than a mile away from Petersfield High Street. Petersfield is situated in the heart of The South Downs National Park and offers a variety of amenities in a bustling town centre. Shops include Tesco, Waitrose, M&S Food, 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, The Festival Theatre in Chichester, polo at Cowdray Park and sailing along the South Coast. There are many popular schools in the area including Churcher's College, Bedales, Ditcham Park and The Petersfield School.

DIRECTIONS

From our office at 26 High Street, turn left and proceed to the end of the High Street. Continue straight ahead on to Heath Road and follow this to the end. Upon reaching the crossroads, turn left on to Pulens Lane and then the second turning on the right into Barnfield Road. Pass Heathfield Road on your right and as the road splits, turn right. The property can be found at the end on your left.

MATERIAL INFORMATION

Method of Sale: Private treaty.

Tenure: Freehold.

Construction: Brick elevations under a tiled roof.

Services: Mains gas, electricity, water and drainage.

Council Tax: East Hampshire District Council. **Band:** G

EPC Rating: C (75)

Service Charge: N/A

Ground Rent: N/A

Rights & Easements: None known

Flooding: To the best of our knowledge, there has been no internal flooding.

Mobile Signal: Limited (Ofcom)

Broadband Availability: Ultrafast available (Ofcom)

Parking: Garage and off-street parking

Viewings: Strictly by appointment with Winkworth Petersfield

WHAT3WORDS: ///inflation.gravest.score

Ref: AB/250084/1.



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Approximate Gross Internal Area = 365.1 sq m / 3930 sq ft

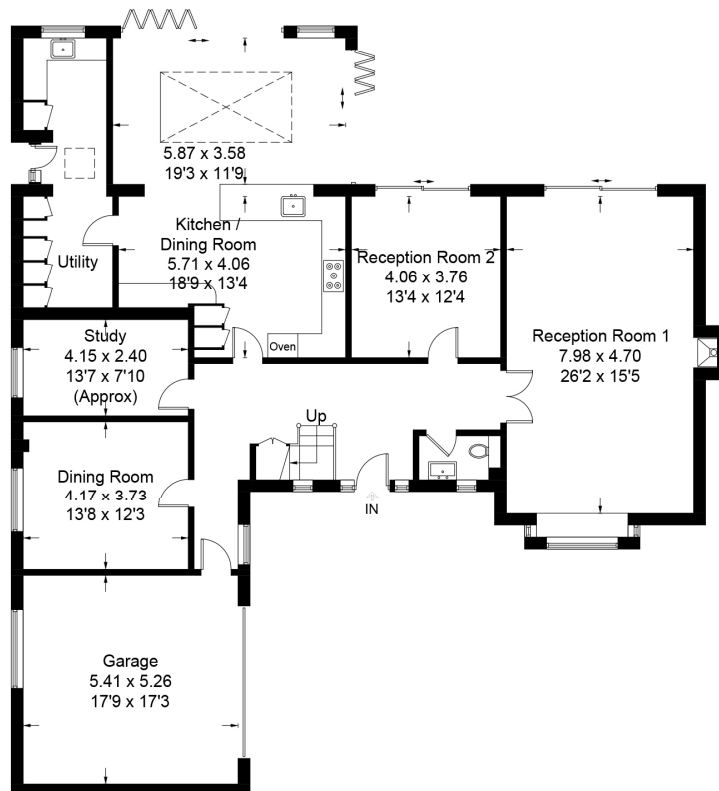
Summer House = 7.6 sq m / 82 sq ft

Total = 372.7 sq m / 4012 sq ft



First Floor

(Not Shown In Actual Location / Orientation)



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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