



Bell Hill, Petersfield, GU32

Offers Over: £925,000 *Freehold*

5  3  2 

A detached family home in gardens of approximately 0.54 acre, within close proximity of Bedales School.

KEY FEATURES

- Five bedrooms
- Detached country house
- No onward chain
- Detached oak double garage with workshop
- Approximately 0.54 acre
- In close proximity to Bedales School



Petersfield

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DESCRIPTION

The property is a detached family home with painted rendered and tile-hung elevations under a tiled roof, accommodation over two floors and understand that it dates from 1952. Believed to have once been the headmasters house for Bedales School, the property is in a fantastically convenient spot, just a mere 0.9 mile to Petersfield Train Station. The layout, which is practical and would suit a wide variety of buyers can be seen in the floorplan but of particular note is the double aspect main reception room with a oak parquet floor and an open fireplace. The majority of the rooms are on the south-side of the house allowing light to flow through the accommodation. Outside, the house is approached by a sweeping drive with ample parking leading to a detached barn-style garage with workshop. The house sits relatively centrally in the plot and in all, lies in approximately 0.54 acre.

ACCOMMODATION

Main bedroom with en suite shower room, four further bedrooms, family Bathroom, separate WC, reception room, dining room, study/playroom, Kitchen/breakfast room, utility, downstairs cloakroom with WC, detached oak Double garage with workshop, parking and gardens. In all, approximately 0.54 acre.

LOCATION

The property is situated to the west of the town centre, 0.9 mile from the train station and only 1.3 mile 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 unspoilt beauty and tremendous outdoor pursuits. There are many popular schools in the area including Bedales, The Petersfield School, Bohunt School, Churcher's College and Ditcham Park.

DIRECTIONS

From our office in the High Street turn left at The War Memorial into College Street and then into the one-way system. When the road forks, turn left onto Station Road and continue over the level crossing. At the roundabout, take the second exit onto Bell Hill and proceed up the hill. Continue over the A3 and the property is the first house on the left immediately before the sign welcoming you to Steep.

Ref: AB/150072/2

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MATERIAL INFORMATION

Method of sale: Private treaty

Tenure: Freehold

Construction: Brick, painted render and part tile-hung elevations under a tiled roof

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

Council Tax: East Hampshire District Council. **Band:** "F"

EPC Rating: "E" (41)

Service Charge: N/A

Ground Rent: N/A

Rights & Easements: None known

Restrictions: Within the South Downs National Park Flooding: To the best of our knowledge, the property has never flooded

Mobile Signal: Likely (Ofcom)

Broadband Availability: Standard (Ofcom)

Parking: Ample driveway parking and detached oak double garage

Viewings: Strictly by appointment with Winkworth Petersfield

WHAT3WORDS: ///summaries.respect.roadshow



For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/PET150072>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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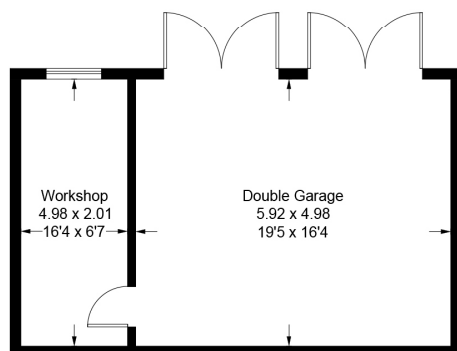
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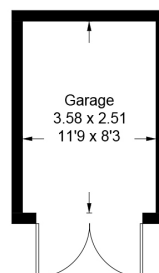
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Bell Hill, Steep, GU32

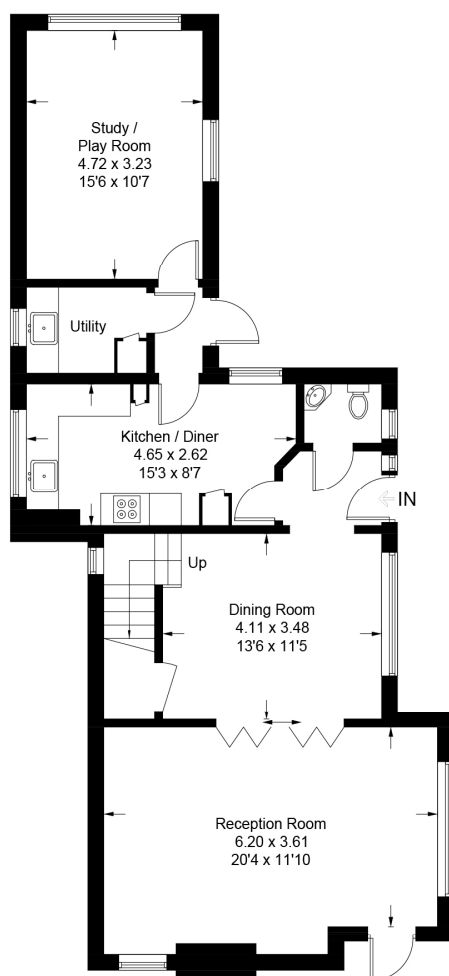
Approximate Gross Internal Area = 170.3 sq m / 1833 sq ft
 Outbuildings = 49.2 sq m / 529 sq ft
 Total = 219.5 sq m / 2362 sq ft
 (Including Garages)



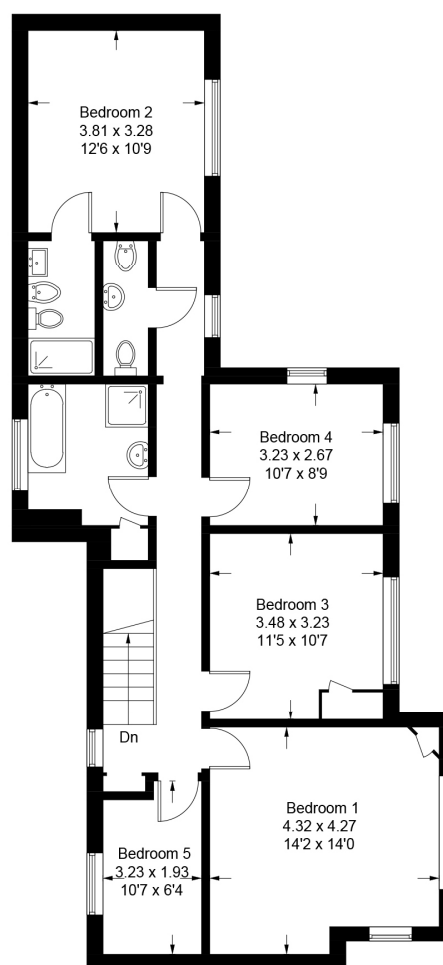
(Not Shown In Actual
Location / Orientation)



(Not Shown In Actual
Location / Orientation)



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 2023.

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