



## College Street, Petersfield, Hampshire, GU31

Guide Price: £650,000 *Freehold*

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A quintessentially pretty, detached cottage in the heart of the town centre with a garage, outbuilding, parking and delightful gardens, requiring significant structural improvements and general updating throughout.

### KEY FEATURES

- Pretty detached characterful cottage
- Grade II Listed
- Situated in the heart of Petersfield town
- Established rear garden with brick-built outbuilding
- Single garage and off-street parking
- No onward chain



Petersfield

01730 267274 | [petersfield@winkworth.co.uk](mailto:petersfield@winkworth.co.uk)

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#### DESCRIPTION

The property is a detached, Grade II Listed, period cottage with brick elevations under a tiled roof and accommodation over two floors. The layout can be seen in the floorplan and of particular note is the tremendous reception space. There is an abundance of period features which include exposed timbers and large sash windows allowing light to flow through the rooms. Outside, the house is approached by a path leading to the front door. The main garden lies to the rear and is predominantly laid to lawn with a variety of mature trees, hedges and trees. Beyond the bottom of the garden and accessed through Grenehurst Way is an attached single garage, in front of which is a parking space. Whilst the house has been loved over the years, it does require significant structural improvements and general updating throughout. An internal viewing is strongly recommended.

#### ACCOMMODATION

Entrance hall, sitting room, kitchen/breakfast room, dining room, study, downstairs w/c, three bedrooms, two bathrooms, conservatory, garage, off-street parking, garden and studio or home office.

#### LOCATION

The property is situated in an incredibly convenient spot in the heart of the town. 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 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 Churcher's College, Bedales, Ditcham Park, The Petersfield School and Bohunt School.

#### DIRECTIONS

From our office at 26 High Street, proceed to the bottom of the High Street and at the War Memorial turn left into College Street. Continue along the pavement on the left and pass Barham Road on your left. The property can be found after a short distance on your right-hand side.



## 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:** "F"

**EPC Rating:** "E" (50)

**Service Charge:** N/A

**Ground Rent:** N/A

**Rights & Easements:** None known

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

**Mobile Signal:** Good outdoor and variable in-home (Ofcom)

**Broadband Availability:** Ultrafast (Ofcom)

**Parking:** There is an attached single garage and a parking space.

**Viewings:** Strictly by appointment with Winkworth Petersfield

**WHAT3WORDS:** martini.flattery.chats

**Ref:** HW/240048/1



### Important Notice

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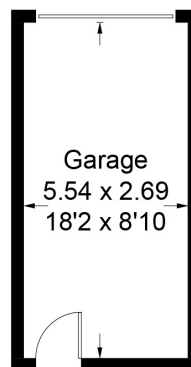
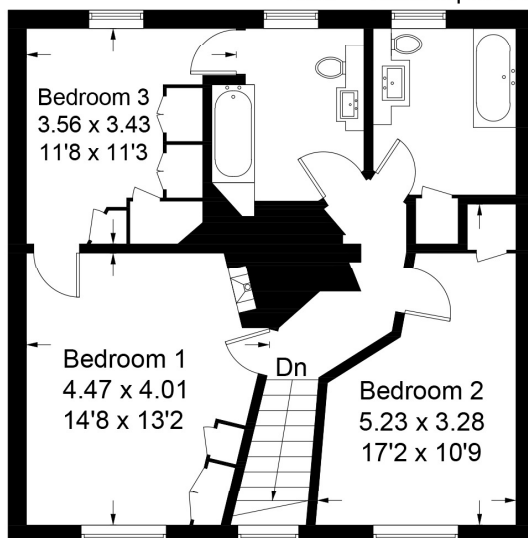
# College Street, GU31

Approximate Gross Internal Area = 146.5 sq m / 1577 sq ft

Outbuilding = 27.8 sq m / 299 sq ft

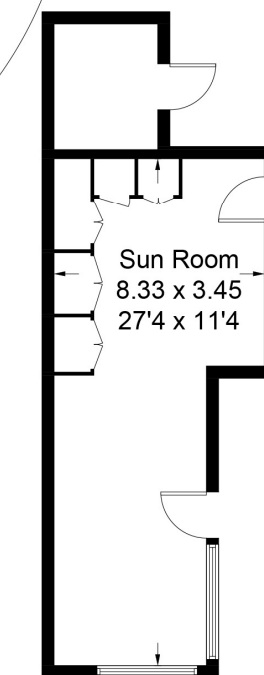
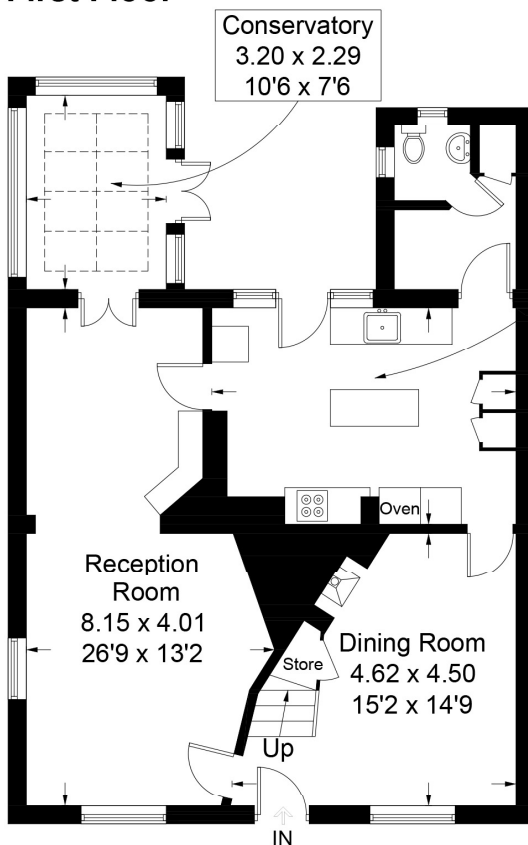
Garage = 15.0 sq m / 161 sq ft

Total = 189.3 sq m / 2037 sq ft



(Not Shown In Actual  
Location / Orientation)

**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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