



Heath Road, Petersfield, Hampshire, GU31

Guide Price: £2,250,000 Freehold

A beautiful five bedroom Arts and Crafts detached house situated in arguably one of the best locations in Petersfield.

Principle bedroom with en suite bathroom, guest bedroom with en suite shower room, three further double bedrooms, family bathroom, separate WC, sitting room, dining room, study, kitchen/breakfast room, utility room, pantry, laundry room, cloakroom with WC, reception hall, cellar, detached double garage, potting shed, ample off-street parking and gardens of approximately 0.91 acre.

EPC Rating: "E" (48).

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DESCRIPTION

The property is a beautiful five bedroom detached Arts and Crafts house dating from 1925. The house was built by the locally known Gammon family who in 1900 bought all of the land bordering Heath Road and chose this spot for their own house being in an elevated position with unrivalled views over The Heath. Internally, the features of a house of this era have been retained with Columbian pine doors, fireplaces and built in cupboards throughout. The gardens are stunning with a formal lawn and colourful herbaceous borders either side and there is a wild meadow section with light woodland to the rear. In total, the gardens are approximately 0.91 acre. This is a rare opportunity to purchase a magnificent house in a prime location and an internal viewing is strongly recommended.



LOCATION

The property is situated in one of Petersfield's most favoured roads overlooking The Heath and Pond and is approximately 0.3 mile to the east of 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 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, 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.

Services: Mains gas, electricity, water and drainage.

Ref: MD/220093/2

LOCAL AUTHORITY

East Hampshire District Council, Petersfield

DIRECTIONS

From our office at 26 High Street, turn left, passing the war memorial on your right. Proceed straight on into Heath Road. Follow the road and on reaching the Heath on your right, the property can be found after a short distance on the left hand side on a bank overlooking the pond.



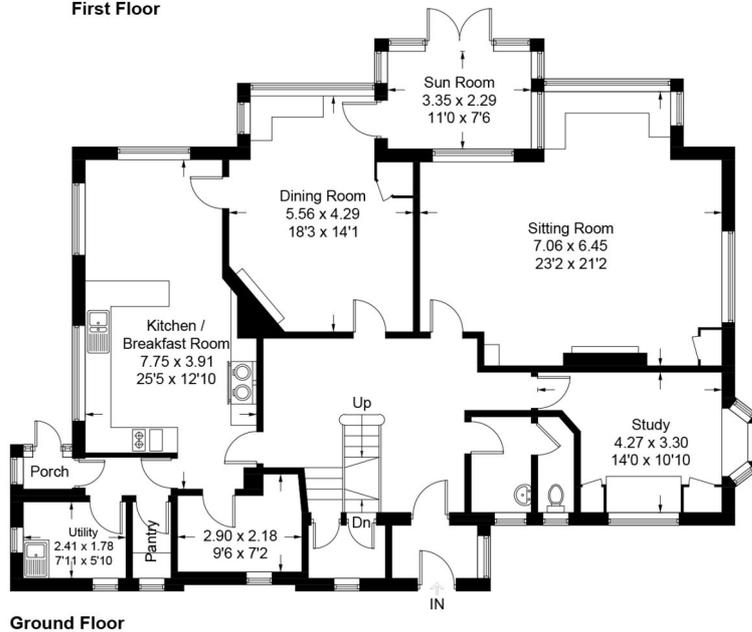
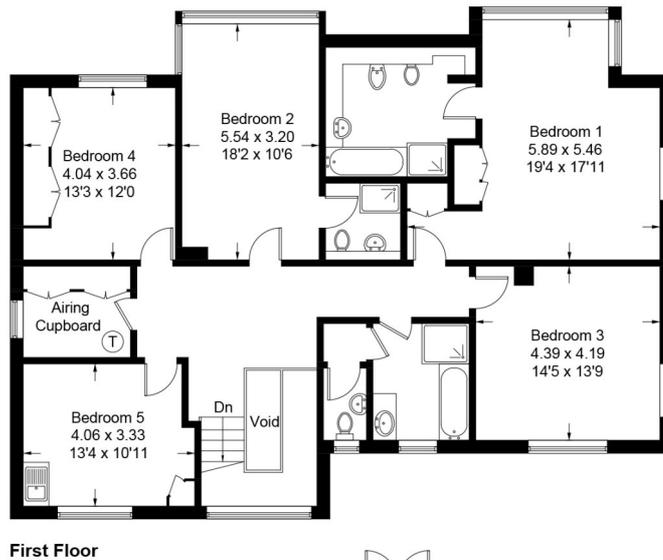
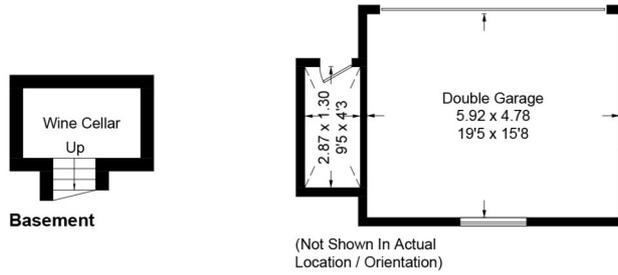
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Approximate Gross Internal Area = 305.6 sq m / 3289 sq ft
(Including Void)

Basement = 5.4 sq m / 58 sq ft

Garage = 32.4 sq m / 349 sq ft

Total = 343.4 sq m / 3696 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 2022.

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