



## Heath Road, Petersfield, Hampshire, GU31

Guide Price: £1,800,000 Freehold

A substantial detached home on a prime residential road opposite The Heath.

NO ONWARD CHAIN.

Main bedroom with ensuite shower and dressing room, five further bedrooms, family bathroom, separate shower room, study, hall, drawing room, music room, dining room, snug, kitchen/breakfast room, basement, garage, parking and gardens.

EPC Rating: "E" (51).

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## DESCRIPTION

The property is a detached family home with brick elevations under a tiled roof and accommodation over four floors, (including the cellar) believed to date from 1904. The layout can be seen in the floorplan but of particular note is the versatile main reception space which flows through the ground floor. The kitchen has matching floor and wall mounted units and there is an Aga. From the hall, stairs rise to the first floor landing, off which is the main bedroom with its own dressing room and en suite shower room. There are three further bedrooms on the first floor, a family bathroom and study. A set of stairs rise to the top floor where there are two additional bedrooms, a shower room and a door into the loft space. Outside, the house is approached by a gravel drive providing ample parking leading to a single garage. The garden lies to the rear and is mainly laid to lawn with a variety of mature shrubs and trees. All in all, this is a wonderful family home oozing character with lovely high ceilings and large windows 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 0.4 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 prestigious schools in the area including Churcher's College, Bedales, Ditcham Park and The Petersfield School.

Services: Mains gas, electricity, water and drainage.

## 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 for approximately 0.4 mile where you will find the property on your left.

Ref: AB/230112/2



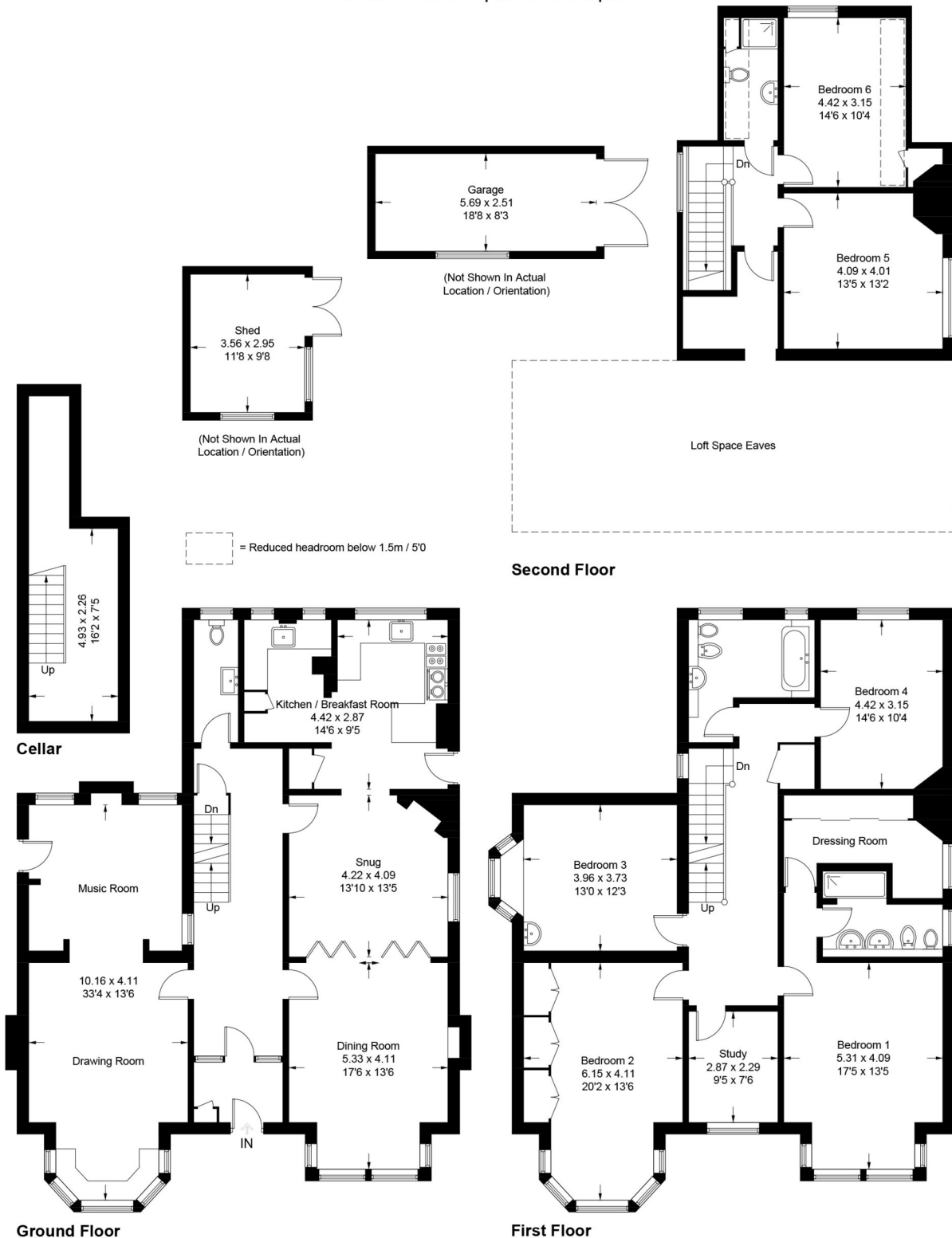
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Approximate Gross Internal Area = 305.6 sq m / 3289 sq ft

Cellar = 14.9 sq m / 160 sq ft

Garage & Shed = 24.7 sq m / 266 sq ft

Total = 345.2 sq m / 3715 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 2023.

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