



Reservoir Lane, Petersfield, GU32

Guide Price: £800,000 Freehold

An individually designed detached family house towards the fringes of Petersfield, yet only 0.8 mile from the train station. NO ONWARD CHAIN.

Three bedrooms, family bathroom, separate WC, sitting room, dining room, study, music room/bedroom 4, sun room, kitchen, hall, downstairs cloakroom with WC, garage, summer house, greenhouse, parking and gardens.

EPC Rating: "D" (64).

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DESCRIPTION

The property is an individually designed detached family house with brick elevations under a tiled roof and accommodation over two floors. The floorplan denotes the layout but of particular note is the large sitting room with a large picture window overlooking the garden and sliding doors to the dining room. The kitchen is fitted with matching floor- and wall-mounted units, with a new gas boiler fitted in 2020, and there is a separate utility room and boot room. At the front of the house is a music room or fourth bedroom if required and there's a separate sun room and double aspect study. From the hall, stairs rise to the first floor landing, off which are three bedrooms, a family bathroom and separate WC. All of the bedrooms have built-in storage in the eaves as well as built-in wardrobes. Outside, the house is approached by a tarmac drive with ample parking leading to a detached single garage with an electric roller blind door and inspection pit. The main garden is to the rear of the house and being south facing is a magnificent sun trap during the summer months. Predominantly laid to lawn, there is a variety of borders and offers a good degree of privacy. There is also a summer house, greenhouse with electric power, garden shed, and raised beds for vegetables. Whilst the property has been loved over the years, it now requires selective updating.



LOCATION

The property is situated on a single track lane towards the fringes of Petersfield surrounded by the South Downs National Park and yet is within a mile of the town itself. 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 a little over an hour) and Portsmouth to the south. The tunnel at Hindhead 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 Bedales, Churcher's College, Ditcham Park, The Petersfield School and Bohunt School.

Services: Mains gas, electricity, water and drainage.

Ref: AB/210028/2

LOCAL AUTHORITY

East Hampshire District Council, Petersfield

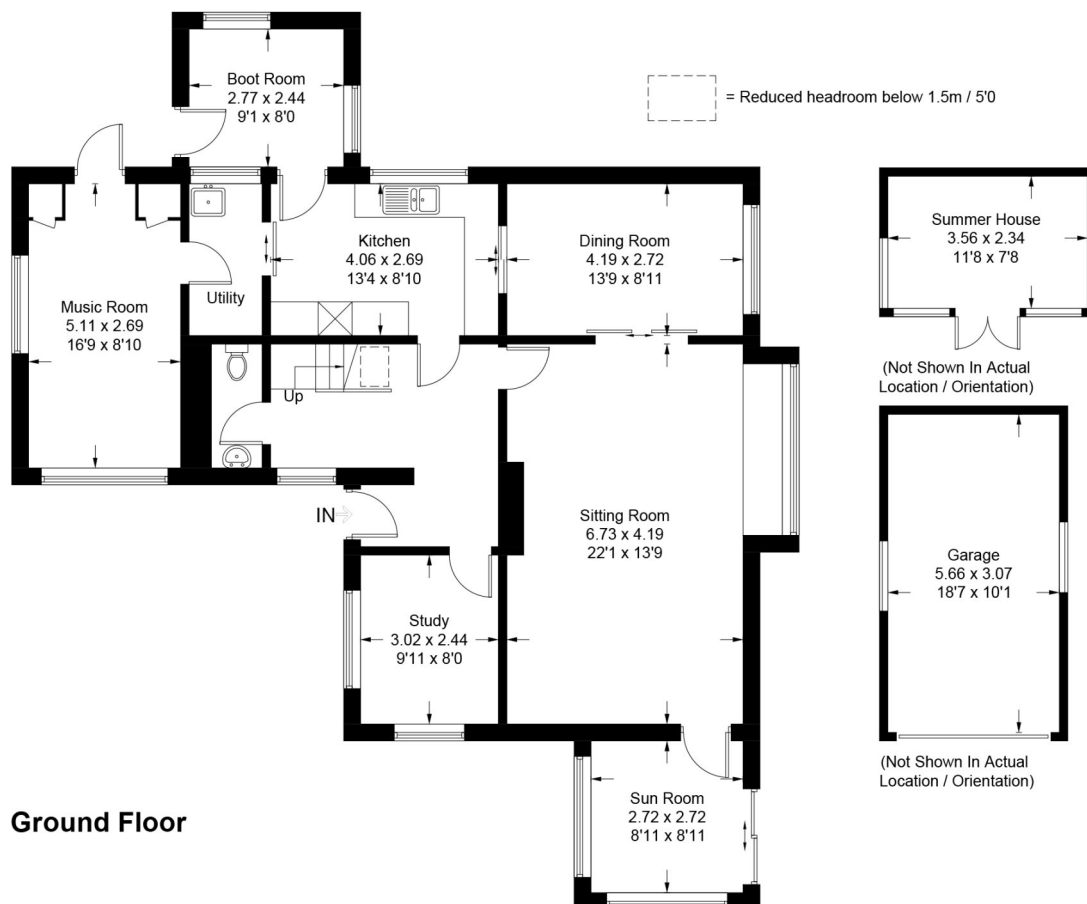
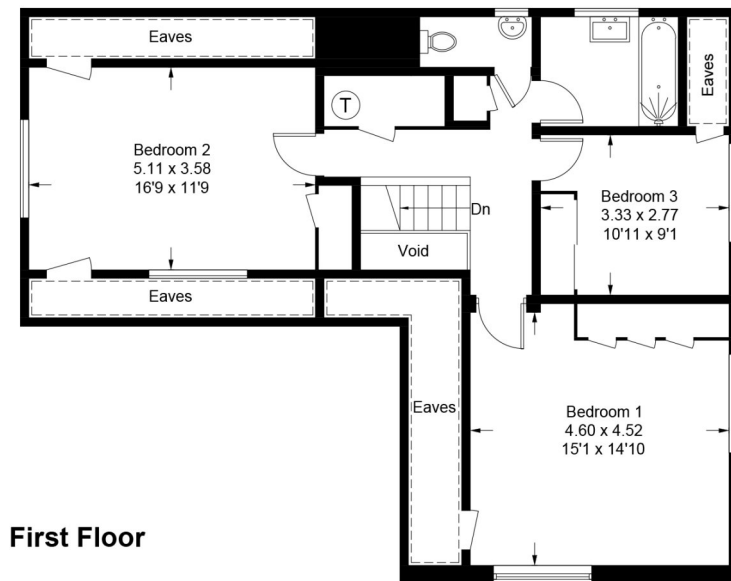
DIRECTIONS

From our office at 26 High Street, turn right up the High Street, passing The Square on your left. Following the road round to the right into Chapel Street and continue to the end of the road. On reaching Station Road, proceed straight on into Tilmore Road. At the end of the road, bear right into Reservoir Lane and the property can be found after a short distance on your right hand side.



Reservoir Lane, GU32

Approximate Gross Internal Area = 203.8 sq m / 2194 sq ft
(Excluding Void / Including Eaves)
Summer House = 8.3 sq m / 89 sq ft
Garage = 17.2 sq m / 185 sq ft
Total = 229.3 sq m / 2468 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 2021.

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