



4 Village Street, Petersfield, Hampshire, GU32

Guide Price: £250,000 Freehold

A pretty Grade II listed cottage in a popular village location.

Kitchen, sitting room, bedroom, cot room, bathroom, rear garden.

EPC Rating: N/A

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DESCRIPTION

A pretty Grade II listed cottage situated in a very popular village. The floorplan denotes the compact accommodation arranged over two floors. The ground floor comprises of a kitchen and sitting room and the first floor has a bedroom, cot room and shower room. To the rear of the cottage is a small patio area with steps rising to a further area of garden. This property is currently let and is perfect for an investor or first time buyer.



LOCATION

The cottage is in Sheet, just down from the green and close to the popular Queens Head. The village has a church, primary school, nursery, two pubs, recreation ground and a furnishing shop. The market town of Petersfield is situated just over a mile to the south-west 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 a little over an hour) and Portsmouth to the south. The tunnel at Hindhead provides relatively congestion free travel north along the A3 to Guildford and London. The town has many active clubs and societies and leisure pursuits include golf available at Petersfield, Liphook and Midhurst, horse and motor racing at Goodwood, polo at Cowdray Park and sailing along the South Coast. Much of the surrounding countryside is designated as an Area of Outstanding Natural Beauty and is nestled in the heart of the South Downs National Park and as can be expected offers fantastic walking and riding.

LOCAL AUTHORITY

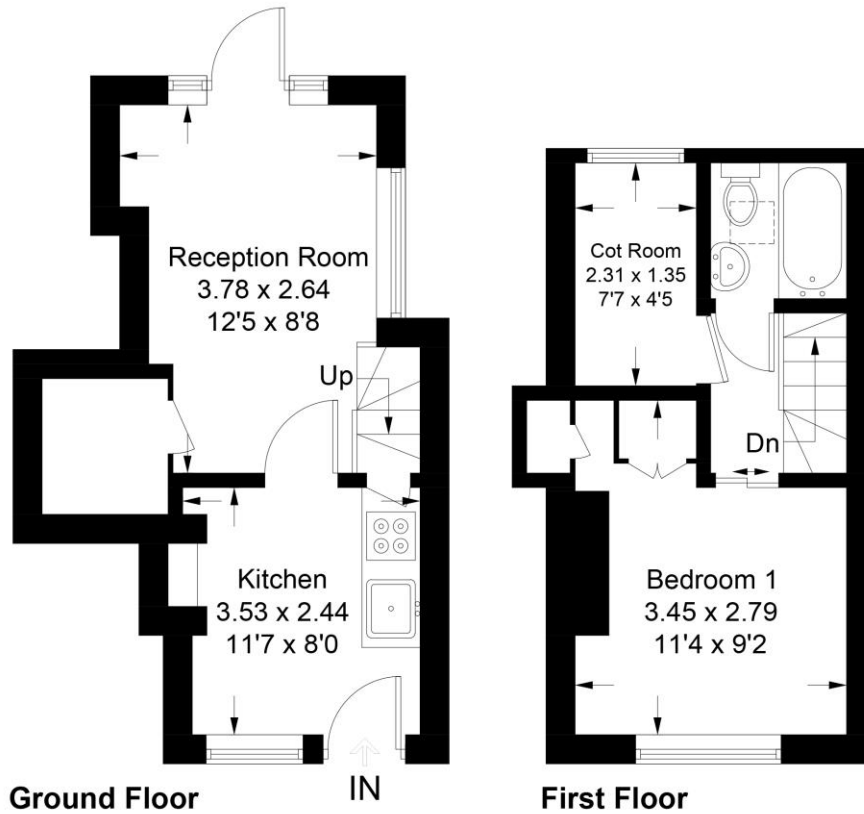
East Hampshire District Council, Petersfield

DIRECTIONS

From our Petersfield office proceed to the bottom of the High Street and turn left at the War Memorial into College Street. Enter the one way system and on reaching a T-junction, turn right and then immediately bear left onto Rams Hill. Proceed up the hill and on the crest, pass Churcher's College on your right. At the roundabout, take the second exit and at the bottom of the hill take the first turning on the left into Inmans Lane. Proceed along the road and turn right immediately in front of the village green. Continue past The Queens Head and the house is after a short distance on your right.

Village Street, GU32

Approximate Gross Internal Area = 35.3 sq m / 380 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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