



## Parsonage Close, Petersfield Hampshire, GU32

Guide Price: £1,000,000 *Freehold*

5  3  2 

A large, detached family home in the popular village of Sheet with front and rear gardens, double garage and ample parking.

### KEY FEATURES

- Substantial detached family home
- Sought after cul-de-sac location in Sheet
- Well-proportioned accommodation throughout
- Five bedrooms
- Three reception rooms
- Generous driveway and double garage
- Front and rear gardens circa 0.25 acre
- Close proximity to Petersfield Town and Station



Petersfield

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

**Winkworth**

for every step...





## DESCRIPTION

The property is a detached family home with brick, rendered and timber elevations under a tiled roof and accommodation over two floors. The layout can be seen in the floorplan which offers flexible, well-proportioned living accommodation. Upon entering, you are greeted by a spacious entrance hallway, featuring stairs that rise to the first floor and access through to the array of reception rooms. The large living room has a gas fireplace and benefits from a dual aspect view over the front and rear gardens, complete with doors opening to a patio. Of particular note is the kitchen/breakfast room that is well equipped with a range of base and wall units, providing abundant storage space, along with a central island and granite worktops. It features an integrated double oven, grill, and microwave, a five-ring gas hob with a minimalist extractor hood, and an integrated dishwasher. The kitchen also provides space for a table and doors that lead to the garden. Off the kitchen is a versatile dining room, suitable for various uses, and could also function as a family room, again with doors that lead to the garden. Additionally, on the ground-floor, there is a practical study and cloakroom with w/c.

The upper floor contains five generously proportioned bedrooms, with the principal bedroom offering a contemporary en suite, and family bathroom with plenty of storage throughout. Externally, the property is accessible via a large driveway providing ample parking and a detached double garage with electric doors and boarded overhead storage. The rear garden is highly private, enclosed by well-established hedges and trees, and features a paved patio that leads to the remainder, which is mainly laid to lawn. The current owners previously had planning permission for the creation of a room above the garage and a second ensuite above the dining room, although this has since lapsed. A viewing of this exceptional family home is highly recommended.

## LOCATION

The property lies on the fringes of the popular village of Sheet. Within the village are two pubs, a primary school, pre-school and a church. The centre of Petersfield is 1.1 miles to the 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 congestion free travel north along the A3 to Guildford and London. The town has many active clubs and societies with golf available at Petersfield and Liphook, 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 and The Petersfield School.

## DIRECTIONS

From London, proceed south along the A3, exiting at the junction signed to Petersfield and Midhurst. Follow the slip road to the roundabout, taking the first exit to Midhurst. Proceed down the hill taking the first turning on the left into Inmans Lane and then almost immediately left again into Parsonage Close. Follow the road around to the left and the house is situated on the left as the road bends to the right.

## ACCOMMODATION

Entrance hall, living room, kitchen/breakfast room, dining room/family room, study, downstairs cloakroom with w/c, principal bedroom with en-suite, four further bedrooms, family bathroom, front and rear gardens, double garage and driveway with ample parking.

**Petersfield**

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

**Winkworth**

for every step...

## MATERIAL INFORMATION

Method of Sale: Private treaty

Tenure: Freehold

Construction: Brick, timbers and tiles

Services: Mains water, electricity, gas and drainage

Council Tax: East Hampshire District Council - Band "G"

EPC Rating: "D" (65)

Service Charge: N/A

Ground Rent: N/A

Rights & Easements: None known

Flooding: To the best of our knowledge, there has been no internal flooding

Mobile Signal: Likely with O2 (Ofcom)

Broadband Availability: Superfast (Ofcom)

Parking: Double garage and off-street parking

Viewings: Strictly by appointment with Winkworth Petersfield

WHAT3WORDS: ///handy.bashed.unrated

Ref: AB/250188/1



### Important Notice

Winkworth for themselves and the Vendors or lessors of this property whose agents they are, give notice that: i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact. ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents. iii) The information in these particulars is given without responsibility on the part of Winkworth or their clients. Neither Winkworth nor their employees have any authority to make or give any representations or warranties whatever in relation to this property. iv) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed. v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order – nor have Winkworth tested them. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



Petersfield

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

**Winkworth**

for every step...

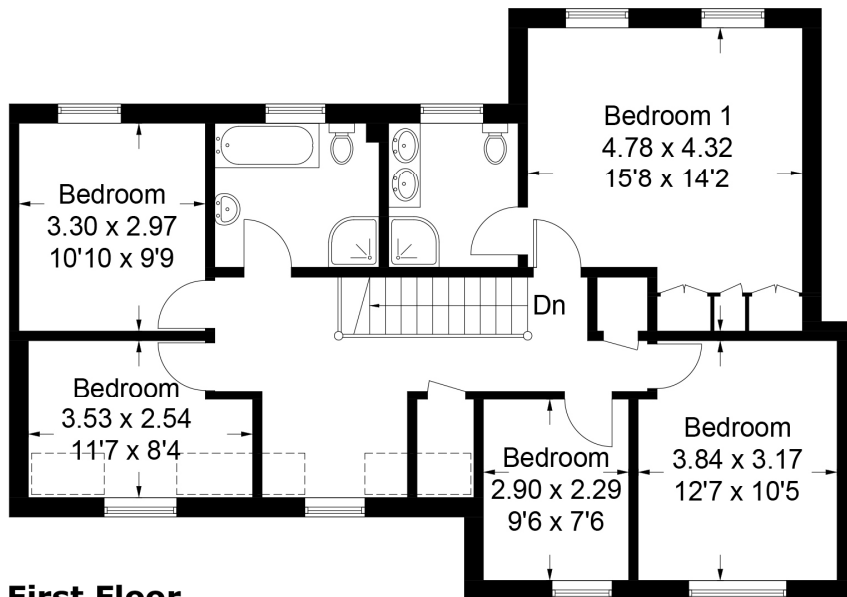


# Parsonage Close, GU32


Approximate Gross Internal Area = 187.9 sq m / 2022 sq ft

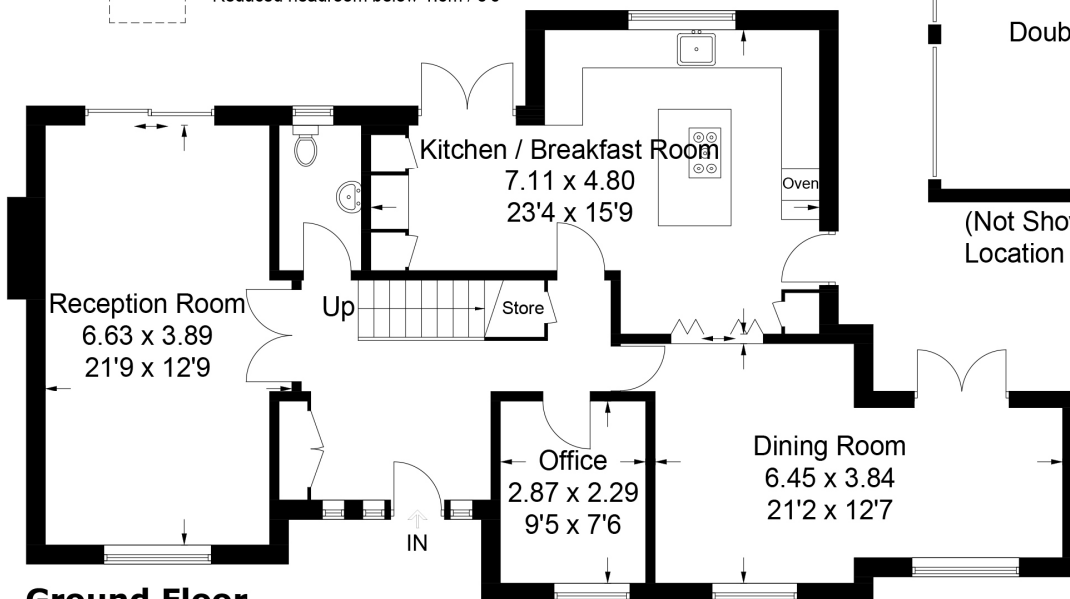
Garage = 24.5 sq m / 264 sq ft

Total = 212.4 sq m / 2286 sq ft



**First Floor**

 = Reduced headroom below 1.5m / 5'0



**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 2026.

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

**Petersfield**

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

**Winkworth**

for every step...