



Waterworks Road, Petersfield Hampshire, GU32

Offers in Excess Of: £850,000 *Freehold*



#### KEY FEATURES

Including an additional parcel of land, a pretty detached farmhouse in a semi-rural location with a plot of approximately 0.6 acre and just a mere 1.2 miles from Petersfield High Street.

- A pretty detached farmhouse
- Additional parcel of land
- Property believed to date back to the 16th century
- Characterful features throughout
- Situated in a semi-rural location
- No onward chain
- 1.2 miles from Petersfield High Street
- In all, approximately 0.6 acre.



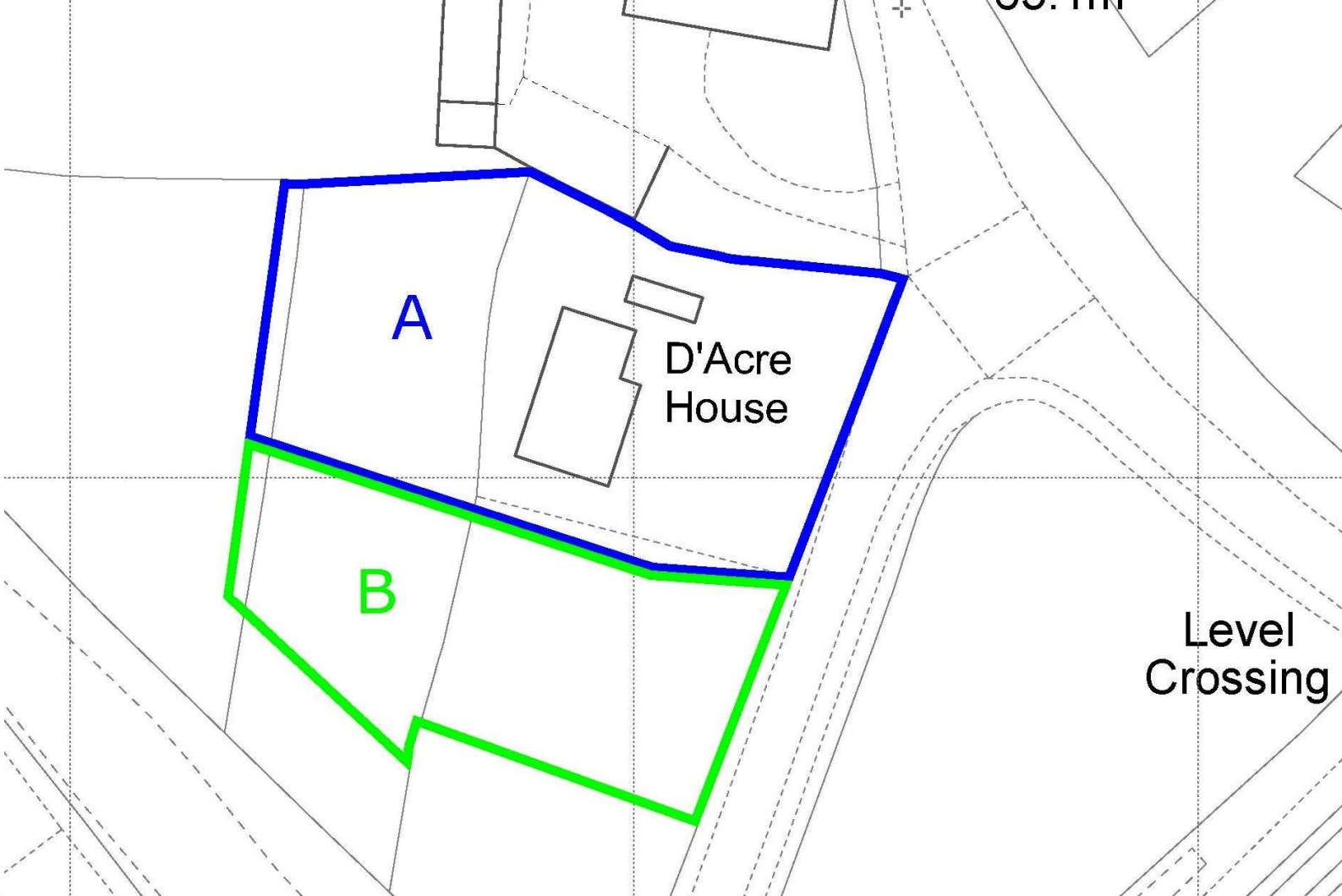
Petersfield

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

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#### DESCRIPTION

The property is a detached period farmhouse believed to have origins from the 16th Century with brick elevations under a tiled roof and accommodation over two floors. The layout can be seen in the floorplan and of particular note are the period features, including exposed timbers and pretty fireplaces throughout. The double aspect kitchen/breakfast room is situated towards the rear of the house, has matching floor and wall mounted units and there's an Aga. A door leads through to a large dining room where there are double doors leading out to the rear garden. On the first floor are four bedrooms, one of which has its own en suite bathroom and there's a separate family bathroom. Outside, the house is approached by a drive with parking for a number of cars. The garden is mainly laid to lawn and lies on all sides of the property. The house is being sold with an additional parcel of land which lies to the left of the house and is accessed directly from the private garden. In all, approximately 0.6 acre. Whilst the house has been loved over time, it may now benefit from some general updating.

#### ACCOMMODATION

Four double bedrooms, en suite bathroom, family bathroom, sitting room, snug, dining room, study, kitchen/breakfast room, downstairs cloakroom with WC, cellar, parking, gardens and additional land. In all, 0.6 acre.

#### LOCATION

The property is situated on the north-eastern fringes of Petersfield and is within a mile of the town itself and walking distance to the villages of both Sheet and Steep. 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 Bedale's, Churcher's College, Ditcham Park, The Petersfield School and Bohunt School.

#### DIRECTIONS

From the eastern end of the High Street, turn left onto College Street. Join the one-way system and on reaching Station Road, turn right and then immediately bear left up Ramshill. After passing the petrol station on the crest of the hill, take the second turning on the left down Kingsfemsden Lane. Proceed over the level crossing and then immediately turn right onto Long Road. Continue under the A3 and the house is on your left immediately before the T-junction with Waterworks Road.

## MATERIAL INFORMATION

**Method of Sale:** Private treaty

**Tenure:** Freehold

**Construction:** Brick and tile

**Services:** Oil-fired central heating. Mains electricity, water and drainage.

**Council Tax:** East Hampshire District Council. **Band "F"**

**EPC Rating:** "E" (41)

**Service Charge:** N/A

**Ground Rent:** N/A

**Rights & Easements:** None known

**Flooding:** To the best of our knowledge, the property has never flooded

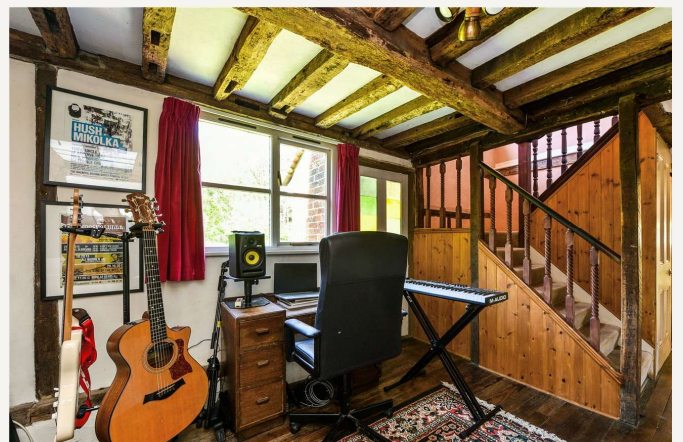
**Mobile Signal:** Good indoor and outdoor (Ofcom)

**Broadband Availability:** Standard (Ofcom)

**Parking:** Off-street parking for a number of cars.

**Viewings:** Strictly by appointment with Winkworth Petersfield

**WHAT3WORDS:** ///rules.scowls.football



### Important Notice

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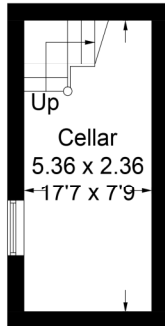
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Approximate Gross Internal Area = 180.7 sq m / 1945 sq ft

Cellar = 12.6 sq m / 136 sq ft

Workshop = 16.7 sq m / 180 sq ft

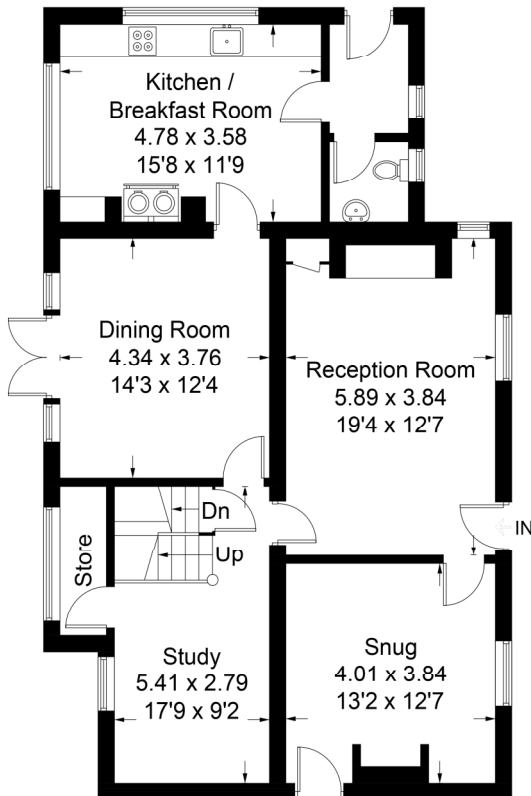
Total = 210.0 sq m / 2261 sq ft



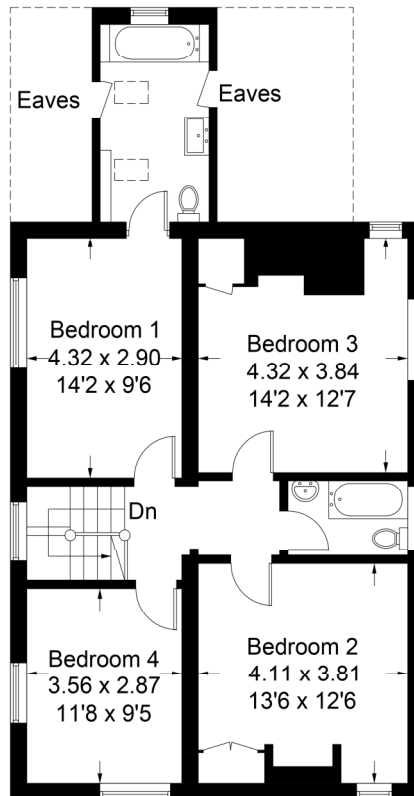
**Cellar**



(Not Shown In Actual  
Location / Orientation)



**Ground Floor**



**First 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 2024.

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