



Gloucester Close, Petersfield, Hampshire, GU32

OIEO: £475,000 *Freehold*

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A detached three-bedroom chalet bungalow situated in a popular residential close, within easy walking distance of Petersfield town centre and the mainline railway station, offered with no onward chain, there is excellent potential to enhance, modernise and extend, subject to the necessary planning consents.

KEY FEATURES

- Detached three-bedroom chalet bungalow
- Situated in a popular residential close
- Walking distance to Petersfield town and railway station
- Exciting opportunity to modernise and extend, subject to relevant planning consents
- Front, rear and side gardens, detached single garage and driveway parking
- No onward chain



Petersfield

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DESCRIPTION

A well-presented three-bedroom detached chalet bungalow, offered to the market for the first time in over 22 years and with the benefit of no onward chain. Upon entering, the hall leads through to a well-proportioned sitting room, enjoying a pleasant outlook over the rear garden and opening directly out to the rear garden via double doors. The kitchen/breakfast room features a range of wall-mounted and base units, together with convenient side access. To the front of the property is a versatile dining room, which could equally lend itself to use as a third bedroom, alongside a family bathroom with an overhead shower and a useful understairs storage cupboard. Stairs rise to the first-floor landing, where there are two further bedrooms, both benefiting from useful eaves storage. The gardens are undoubtedly one of the property's key features. The generous garden provides a wonderful space ideal for relaxing and entertaining during the warmer months. Access is available from both sides of the property, adding further practicality. To the front, there is off-street parking and a detached single garage, providing useful storage and additional parking options. Having been well maintained by the current owners over the years, the property now presents an excellent opportunity for the incoming purchaser to modernise and personalise to their own taste. There is also potential for extension, subject to the necessary planning permissions, offering the opportunity to further enhance.

ACCOMMODATION

Entrance hall, living room, kitchen/breakfast room, dining room/bedroom three, downstairs family bathroom, two additional bedrooms, front, side and rear gardens, single garage and driveway parking.

LOCATION

The property is situated on a residential road, approximately 0.3 mile to the train station to the west of the town centre. 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 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, 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 and The Petersfield School (TPS).

DIRECTIONS

From our office in the High Street proceed away from the War Memorial passing The Square on the left. The road bends right and then left and next to Nationwide building society bear left into Swan Street. At the cross roads continue straight over again into Swan Street. Continue under the railway bridge and at the mini roundabout turn left in to Rushes Road. Take the first turning on the left into Gloucester Close and the property will be found at the end on the left hand side.

MATERIAL INFORMATION

Method of Sale: Private treaty.

Tenure: Freehold.

Construction: Part brick and clad elevations under a tiled roof.

Services: Mains gas, electricity, water and drainage.

Council Tax: East Hampshire District Council. Band: "D"

EPC Rating: "D" (59)

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 outdoor and in home with Three. Good outdoor with EE, O2, and Vodafone. (Ofcom)

Broadband Availability: Ultrafast. (Ofcom)

Parking: Single garage and driveway parking.

Viewings: Strictly by appointment with Winkworth Petersfield.

WHAT3WORDS: ///approach.recipient.sideboard

Reference: PET/260105/1

Agent note: We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.



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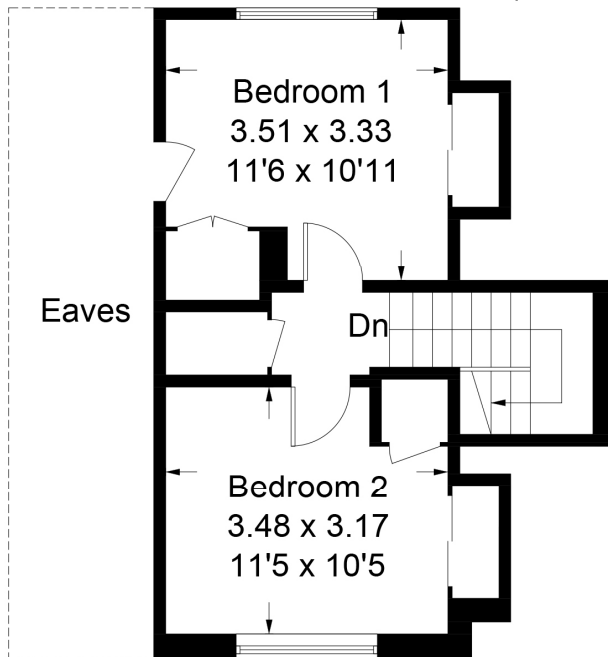
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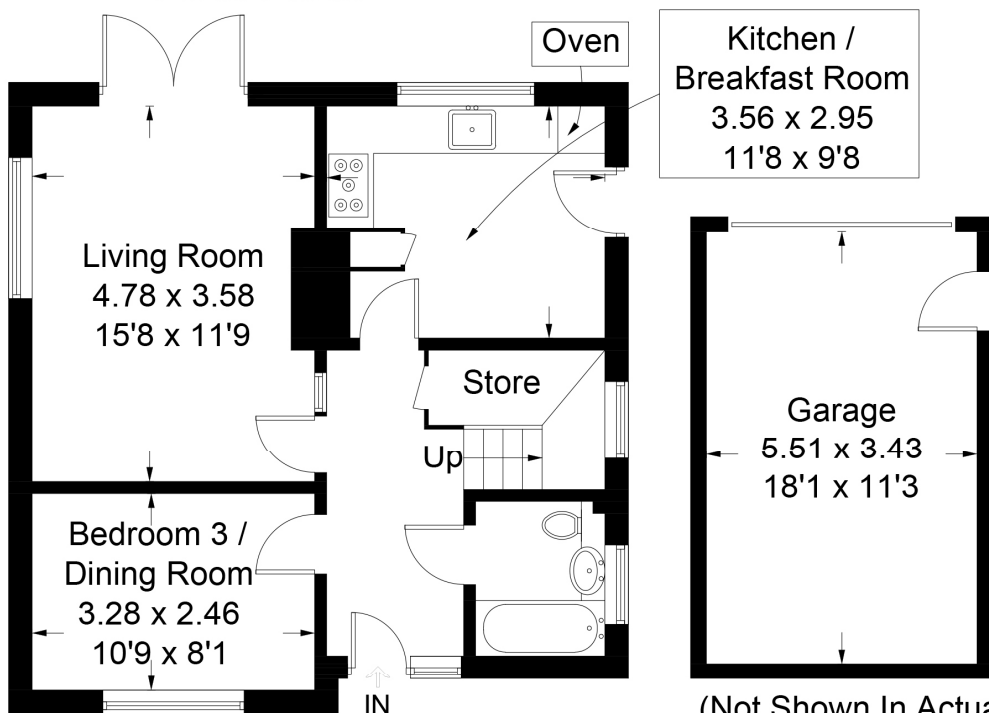
Approximate Gross Internal Area = 86.7 sq m / 933 sq ft
(Excluding Eaves)

Garage = 19.0 sq m / 204 sq ft

Total = 105.7 sq m / 1137 sq ft



First Floor



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.

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