



Reservoir Lane, Petersfield, Hampshire, GU32

Guide Price: £550,000 Freehold

To the north-east of the town centre, a detached bungalow with a rear south-west facing garden, garage and parking. NO ONWARD CHAIN.

3 bedrooms, sitting/dining room, kitchen, bathroom, hall, garage, parking and gardens.

EPC Rating: "D" (59).

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DESCRIPTION

The property is a detached bungalow in a popular residential location to the north-east of the town centre built with brick and rendered elevations under a tiled roof. The floorplan denotes the layout, but of particular note is the double aspect sitting room with a door leading to the rear garden. There are three bedrooms, (one of which is currently being used as a separate dining room), hall, family bathroom and kitchen. Outside, the house is approached by a tarmac drive with parking for a number of cars to the right of which is a flat area of lawn. To the left of the house is a detached single garage. The main garden is to the rear, predominantly laid to lawn with a variety of mature shrubs and is enclosed by hedging. Being south-west facing, it's an ideal spot to unwind during long summer afternoons. Whilst the house has been loved over the years, it does now require general updating throughout.



LOCATION

The property is 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/210110/2

LOCAL AUTHORITY

East Hampshire District Council, Petersfield

DIRECTIONS

From our office, proceed to the end of the High Street and at the end of the road, turn left onto College Street. Join the one-way system and on reaching a T-Junction, turn right and then bear left up Ramshill. At the top of the hill, pass the entrance to Churcher's College on the right and take the next turning on your left down Kingsfernsden Lane. Follow the lane down the hill and the house is on your left, immediately after the level crossing.

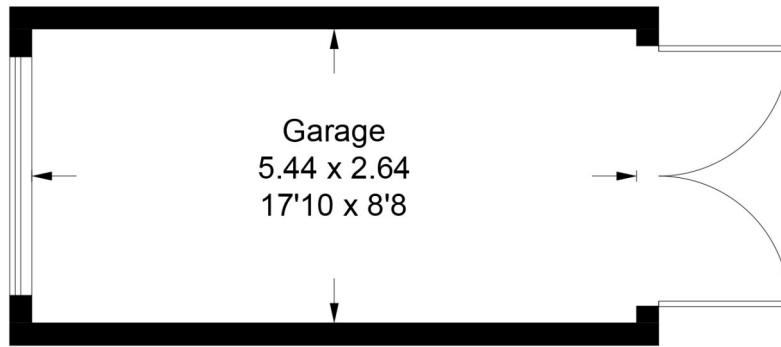


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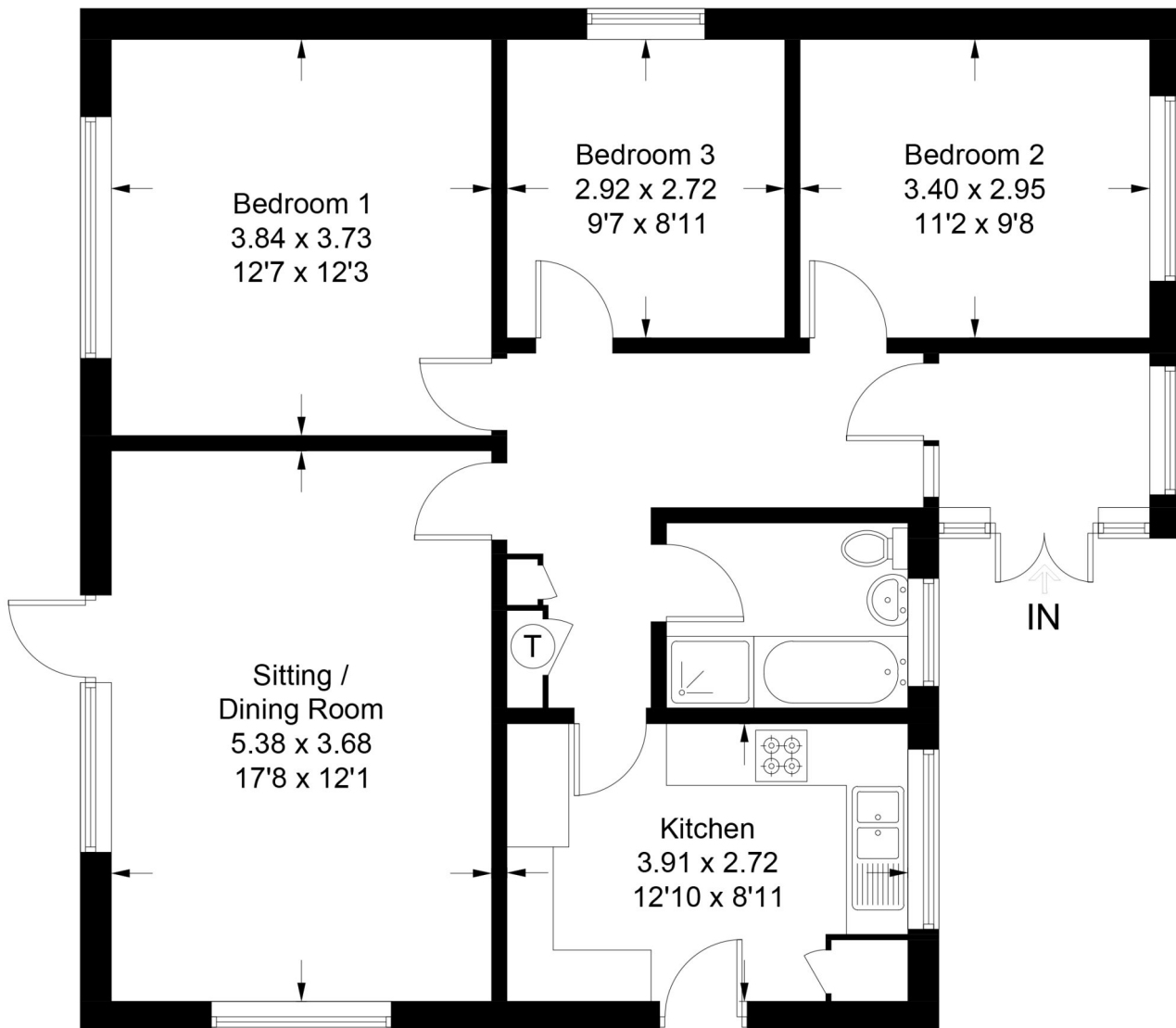
Approximate Gross Internal Area = 83.6 sq m / 900 sq ft

Garage = 14.4 sq m / 155 sq ft

Total = 98.0 sq m / 1055 sq ft



(Not Shown In Actual Location / Orientation)



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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