



Kimbers, Petersfield, Hampshire, GU32

Guide Price: £750,000 Freehold

In an elevated spot close to the train station, a link-detached family home with a garage, parking and garden.

Four bedrooms, family bathroom, two reception rooms, kitchen, summer room, downstairs shower room, garage, parking and gardens.

EPC Rating. "D" (67).

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DESCRIPTION

The property is a link-detached family home with brick elevations under a tiled roof and accommodation over two floors. The layout can be seen in the floorplan but with large windows throughout, light streams through the accommodation. Outside, the house is approached by a drive leading to a single garage. Immediately adjoining the back of the house is a raised terrace; ideal for outside entertaining and steps lead down to the rear garden which is mainly laid to lawn.



LOCATION

The property is in a popular residential close, a mere 0.2 mile to the station where you can get regular, direct trains to London Waterloo in a little over the hour. 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 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 (TPS) and Bohunt.

Services: Mains gas, electricity, water and drainage.

Ref: AB/220086/1

LOCAL AUTHORITY

East Hampshire District Council, Petersfield

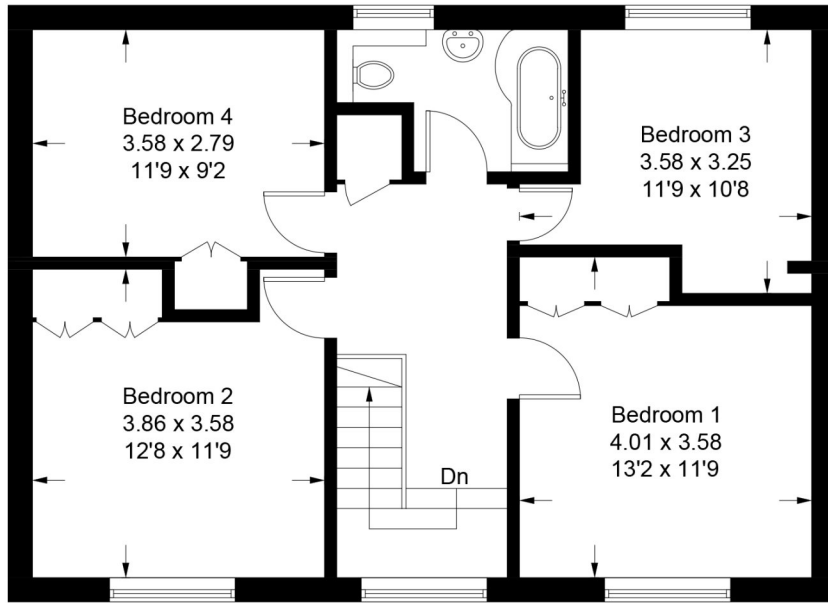
DIRECTIONS

From our office, proceed up the High Street passing The Square on your left. Follow the road around to the right into Chapel Street and on reaching Station Road, continue straight on into Tilmore Road. Proceed over the railway bridge and on nearing the crest of the hill, turn left into Kimbers. When the road forks, turn right and the property is straight ahead of you.

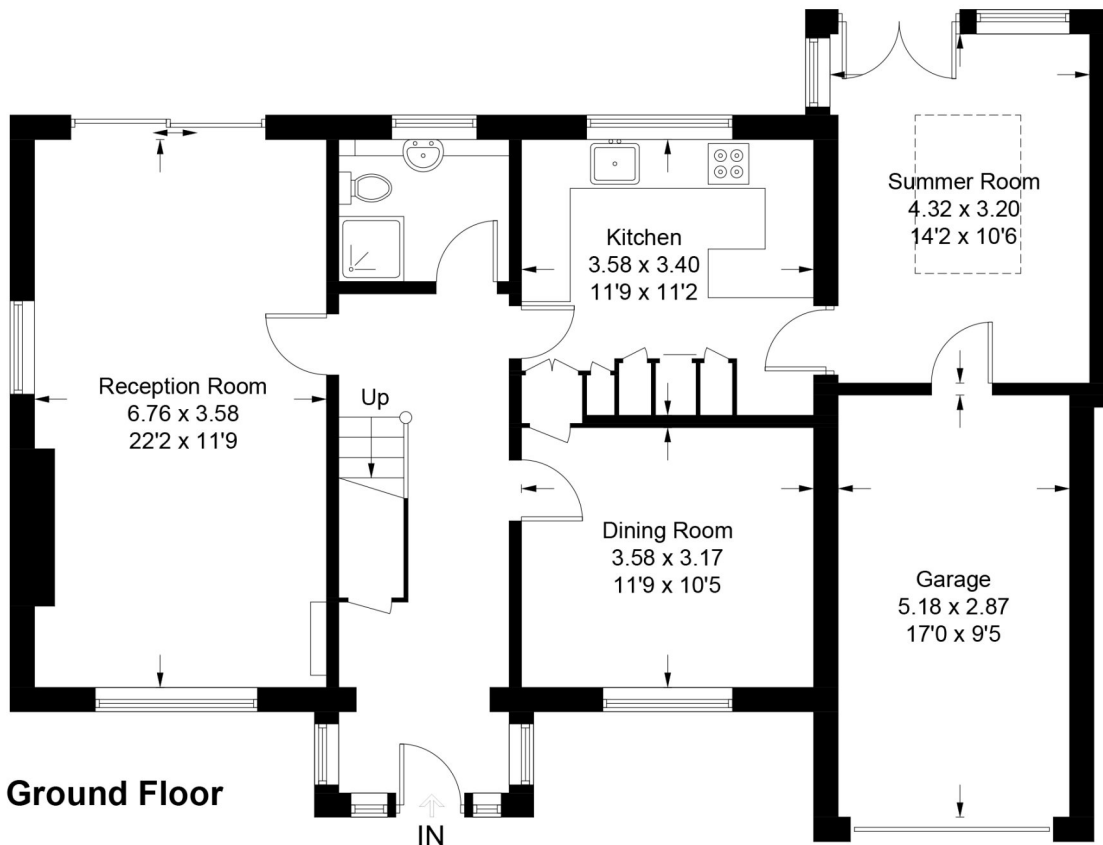


Kimbers, GU32

Approximate Gross Internal Area = 163.8 sq m / 1763 sq ft
(Including Garage)



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 2022.

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