



## Woodbury Avenue, Petersfield, Hampshire, GU32

Guide Price: £700,000 Freehold

Occupied by the current family since 1968, an attractive semi-detached house on a popular tree-lined avenue with parking, garden and close to the train station.

Three bedrooms, family bathroom, sitting room, dining room, kitchen, downstairs cloakroom with WC, hall, garage and garden.

EPC Rating: "F" (25).

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## DESCRIPTION

Believed to date from the 1930's, a semi-detached family home with brick and painted rendered elevations and accommodation over two floors under a tiled roof. The current family have owned the property since 1968 and you can see why they have been there for so long. The sitting room and main bedroom have beautiful bay windows to the front allowing light to flow into the rooms and there are many original features including picture rails and balustrades. Outside, the house is approached by a drive with parking for at least two cars leading to a single detached garage. The main garden is laid to lawn with a variety of mature borders, shrubs and trees. The house has been loved over the years and whilst it has been beautifully maintained, it now does require general updating throughout.





## LOCATION

The property is situated to the west of the town centre on a tree lined avenue, 0.4 miles from the train station and only 0.7 miles to The High Street. 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. Being in the heart of The South Downs National Park, the surrounding countryside is renowned for its natural beauty and outdoor pursuits. There are many popular schools in the area including Churcher's College, Bedales, Ditcham Park and The Petersfield School.

Services: Mains electricity, water and drainage. Please note that there is no central heating at the property.

Ref: AB/220102/2

## LOCAL AUTHORITY

East Hampshire District Council, Petersfield

## DIRECTIONS

From our office at 26 High Street, proceed up the High Street and pass The Square on your left. Follow the road around to the right into Chapel Street and on reaching Station Road, turn left. Proceed over the level crossing and at the first roundabout, take the second exit into Bell Hill and then the first turning on the right into Woodbury Avenue. Continue down the avenue and the property is situated on the left hand side.

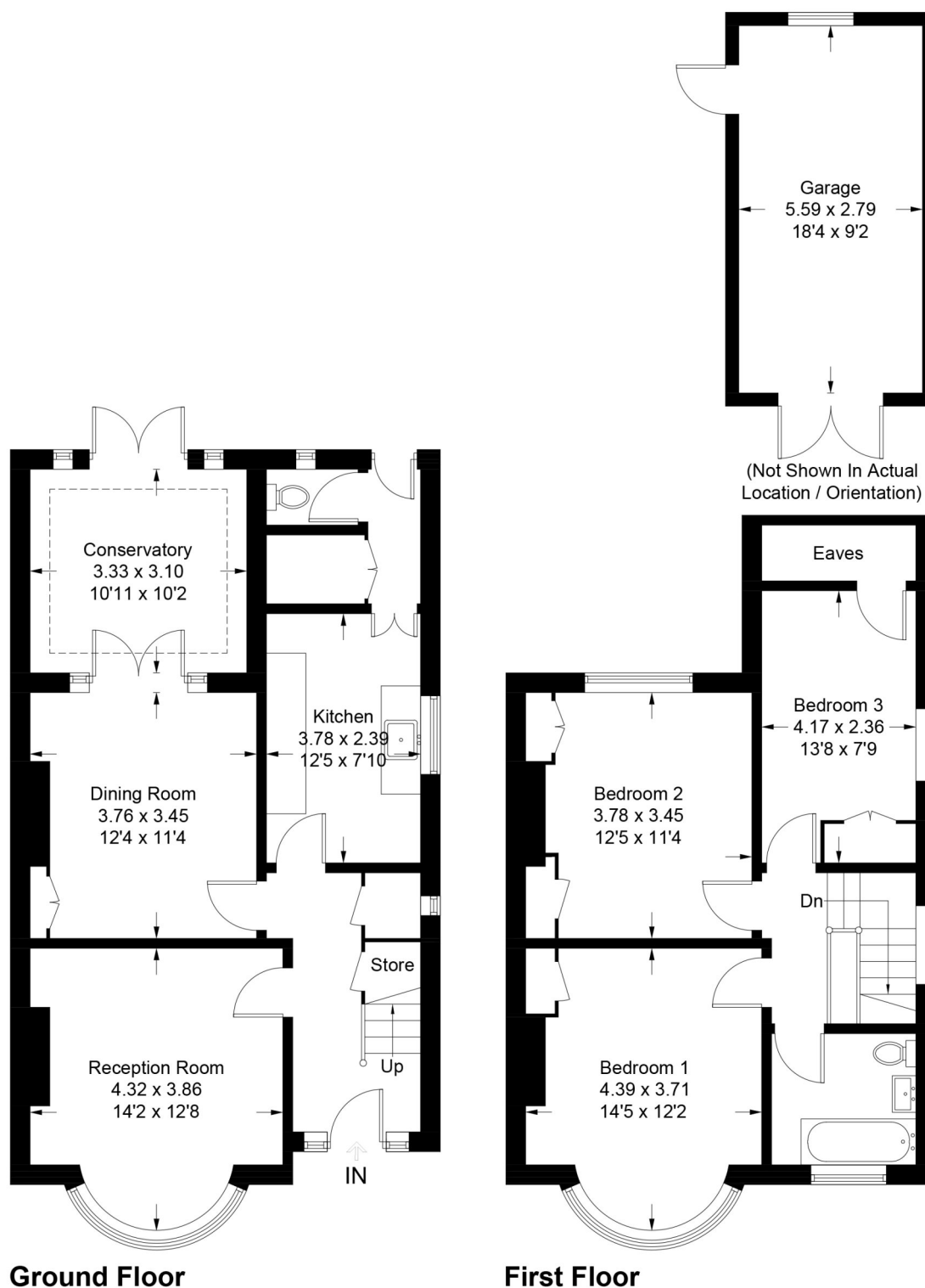


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Approximate Gross Internal Area = 112.5 sq m / 1211 sq ft

Garage = 15.7 sq m / 169 sq ft

Total = 128.2 sq m / 1380 sq ft



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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