



Woodbury Avenue, Petersfield, Hampshire, GU32

Guide Price: £875,000 *Freehold*

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KEY FEATURES

Situated towards the end of this popular, no-through, tree-lined avenue, a detached family home with a garage, parking and a southerly facing garden.

- Situated on a popular residential road
- Detached family home
- Southerly facing garden
- Garage and off-street parking
- No onward chain
- 0.6 miles to Petersfield Station



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DESCRIPTION

The property is a detached family home with brick elevations under a tiled roof, designed by Scania Hus with accommodation over two floors and constructed in the 1990s. The timber construction makes for a versatile and easily reconfigurable living space and there is Scandinavian specification insulation with triple glazing throughout. The layout can be seen in the floorplan but of particular note is the tremendous vaulted, south-facing main reception room with a wood-burner and a number of large windows over-looking and double doors leading to the rear garden. The kitchen/breakfast room is also on the south side of the house and is fitted with matching floor and wall mounted Shaker-style units and there's enough room for a breakfast table. There is also an additional reception room which has an adjoining bathroom and doubles up as a downstairs cloakroom, making this house ideal for those you want to live over the one floor. From the hall, stairs rise to the incredibly spacious first floor landing which would make an ideal study and there are three generously sized bedrooms and a family bathroom. Outside, the house is approached by a drive with parking for up to two cars leading to an integral single garage. The main garden lies to the rear and can be accessed either through the house or by a pedestrian gate to the side. Predominantly laid to lawn with a variety of mature borders and enclosed by hedging or fencing, the garden, being on the south side, is an ideal spot to unwind during the long summer afternoons.

ACCOMMODATION

Entrance hall, living room, kitchen/dining room, study/bedroom four, downstairs bathroom, three bedrooms, family bathroom, garden, off-street parking and integral single garage.

LOCATION

The property is situated to the west of the town centre towards the end of a tree lined avenue, 0.6 mile from the train station and only 0.9 mile 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.

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 along the road and as it bends to the left, turn right down a spur road. The property almost immediately on your right.

MATERIAL INFORMATION

Method of Sale: Private treaty

Tenure: Freehold

Construction: Timber-framed structure with external brick walls under a tiled roof

Services: Mains electricity, water and drainage.

Council Tax: East Hampshire District Council Band: "G"

EPC Rating: "D" (58)

Service Charge: N/A

Ground Rent: N/A

Rights & Easements: None known

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

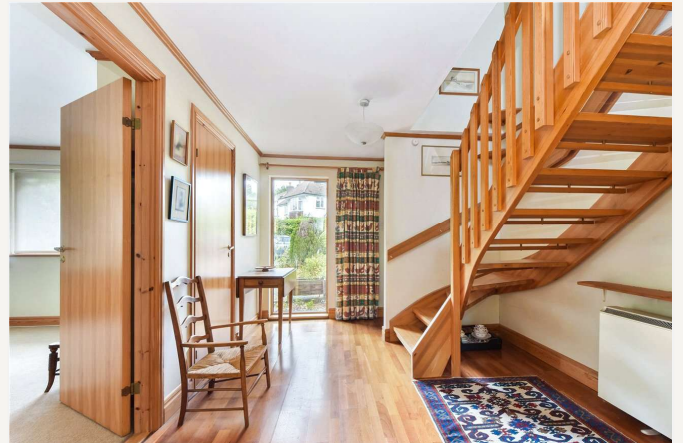
Broadband Availability: Ultrafast (Ofcom)

Mobile Signal: Good (Ofcom)

Parking: Off-street parking and single integral garage

Viewings: Strictly by appointment with Winkworth Petersfield

WHAT3WORDS: loafer.gala.wager



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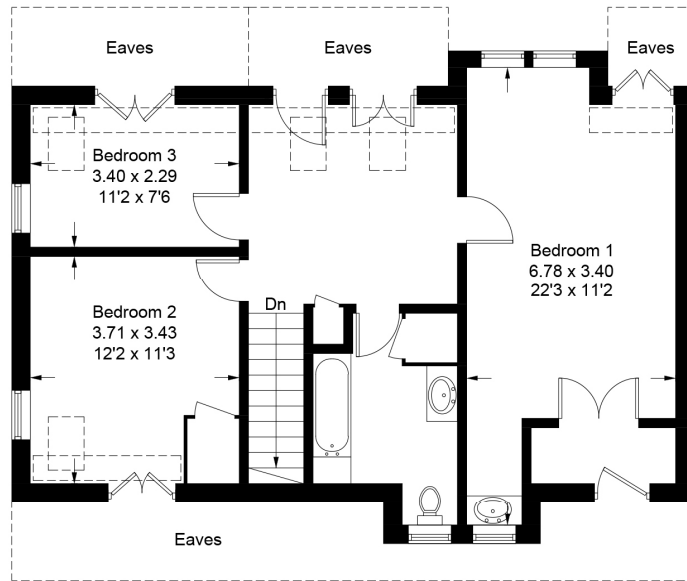
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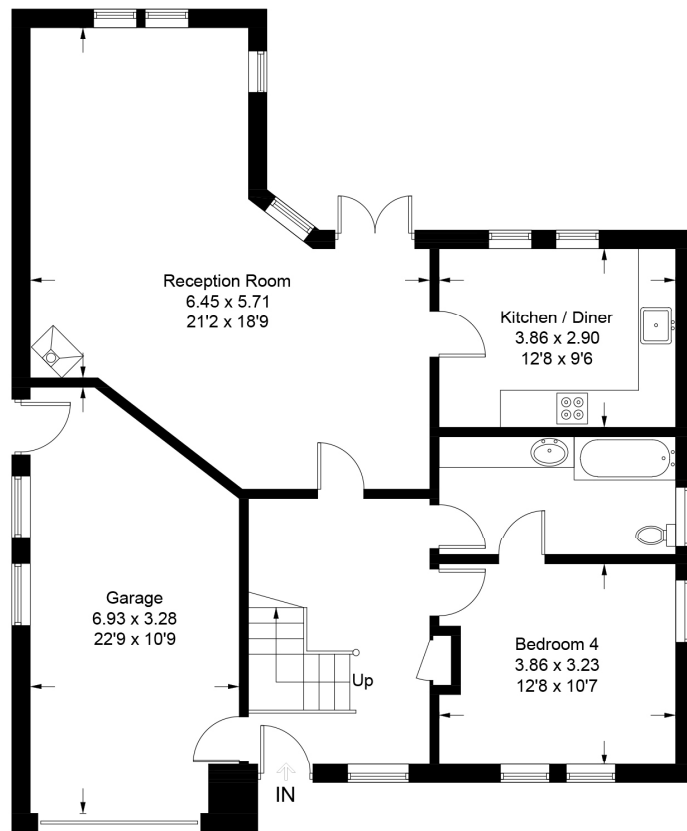
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Approximate Gross Internal Area = 172.7 sq m / 1859 sq ft
(Including Garage & Excluding Eaves)



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 2025.

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