



Woodbury Avenue, Petersfield, Hampshire, GU32

Guide Price: £1,000,000 Freehold

On a popular tree-lined avenue close to the train station, a detached family house in an elevated spot, with gardens and off street parking.

Master bedroom with en suite bathroom, three further bedrooms, family bathroom, hall, sitting room with dining area, kitchen/family/sun room, downstairs cloakroom with WC, utility room, parking and garden.

EPC Rating: "C" (73).

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DESCRIPTION

Believed to date from the 1950's, the property is a detached family home with brick and rendered elevations under a tiled roof and accommodation over two floors. The floorplan denotes the layout but of particular note is the fabulous, extended kitchen/breakfast/sun room with multiple doors leading to the rear garden. The sitting room has a bay window to the front, a designated dining area and there's a downstairs cloakroom with WC and separate utility room. From the hall, stairs rise to the first floor landing, off which are four bedrooms and a family bathroom. The master bedroom has its own en suite bathroom and the views from the front two bedrooms are not to be missed. Outside, the house is approached by a drive with parking for a number of cars, to the left of which is an area of lawn and steps lead up to the front door. The main garden is to the rear and can be accessed either through the house or by a side gate. Immediately from the kitchen, is a paved terrace, an ideal spot for summer entertaining and then steps lead up to an area of lawn. There are variety of mature borders and the rear garden is enclosed by fencing.



LOCATION

The property is situated to the west of the town centre on a tree lined avenue, 0.5 miles from the train station and only 0.9 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 gas, electricity, water and drainage.

Ref: AB/190124/1

LOCAL AUTHORITY

East Hampshire District Council, Petersfield

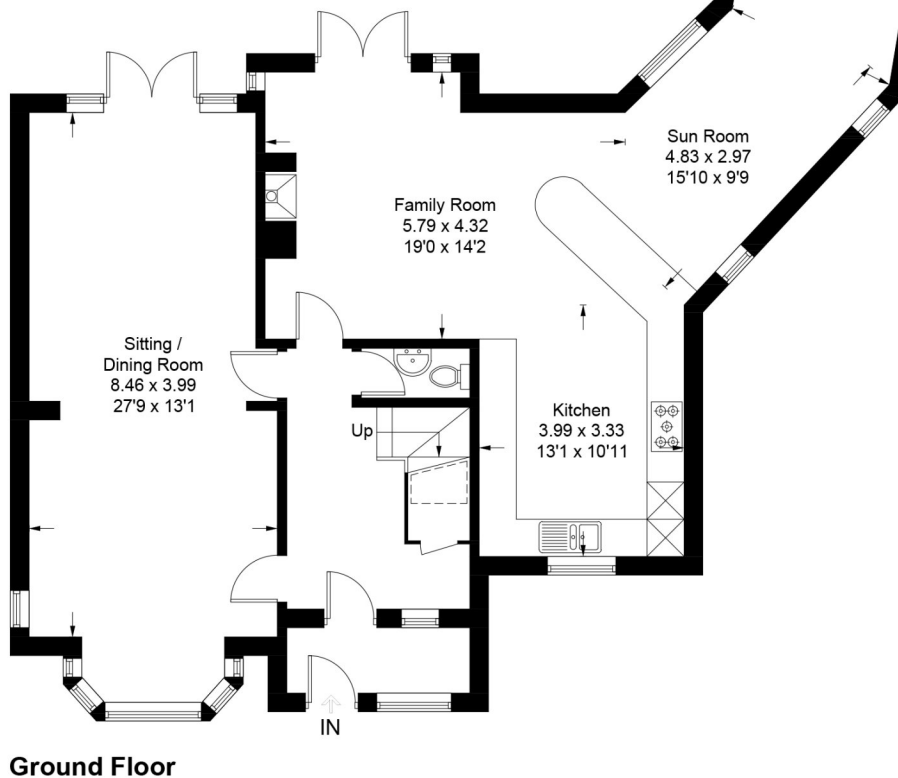
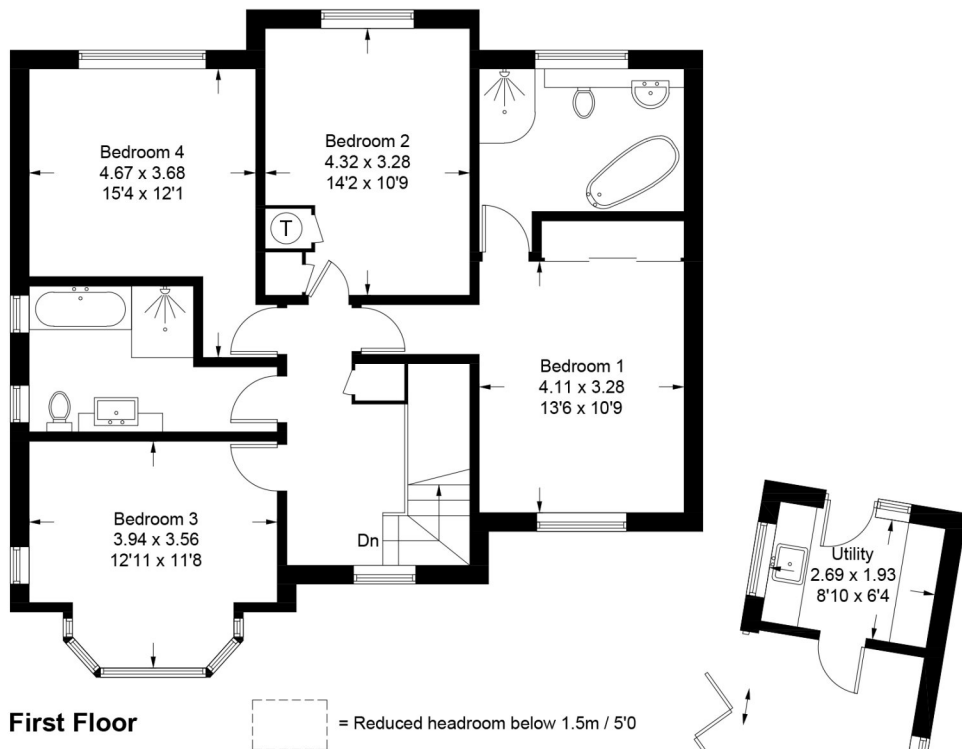
DIRECTIONS

From our office at 26 High Street, proceed up towards and pass The Square on your left. Following 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 up the road and follow the road around a left hand bend passing the spur road off to the right. The house is after a short distance on the right.



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Approximate Gross Internal Area = 203.6 sq m / 2191 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 2021.

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