



Wheatear Drive, Petersfield, Hampshire, GU31

Guide Price: £325,000 Freehold

A well-presented modern, end of terrace house with side access situated to the east of the town centre with a front and an enclosed rear garden and off-street parking. NO ONWARD CHAIN.

Two bedrooms, family bathroom, kitchen/sitting room, garden and parking.

EPC Rating: "D" (64).

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winkworth.co.uk/Petersfield **01730 267274**



DESCRIPTION

The property is a beautifully presented, end of terrace home with brick elevations under a tiled roof and accommodation over two floors. The layout can be seen in the floorplan but of particular note is the tremendous open-plan kitchen/sitting area, with large windows and a door leading outside allowing light to flow through the accommodation. Stairs rise to a first landing, off which are two bedrooms and a bathroom. Outside, the house is approached by a pedestrian path leading to the front door. The main garden to the rear is beautifully landscaped enabling minimal maintenance and is enclosed by modern fencing. Beyond the bottom of the garden is a large garden shed together with a parking space.



LOCATION

The property is situated on Wheatear Drive, a quiet residential area, approximately 1.5 miles to the east of Petersfield High Street. Petersfield is situated in the heart of The South Downs National Park and 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, The Festival Theatre in Chichester, polo at Cowdray Park and sailing along the South Coast. There are many popular schools in the area including Churcher's College, Bedales, Ditcham Park, Bohunt School and The Petersfield School (TPS).

DIRECTIONS

From our office at 26 High Street, proceed to the end of the High Street, continuing straight on into Heath Road. At the end of Heath Road, turn right onto Heath Road East and then take the second turning on the left into Rival Moor Road. After approximately 0.4 mile, take the turning on the left into Wheatear Drive. The property can be found towards the end of the road on your left.

MATERIAL INFORMATION

Method of sale: Private treaty

Tenure: Freehold

Construction: Brick elevations under a tiled roof.

Services: Mains gas, electricity, water and drainage.

Council Tax: East Hampshire District Council. Band C

EPC rating: "D" (64)

Service Charge: N/A

Ground Rent: N/A

Rights & Easements: None known

Flooding: To the best of our knowledge, there has been no internal flooding.

Mobile signal: Good with EE outdoors. (Ofcom)

Broadband availability: Ultrafast available (Ofcom)

Parking: Off-street parking

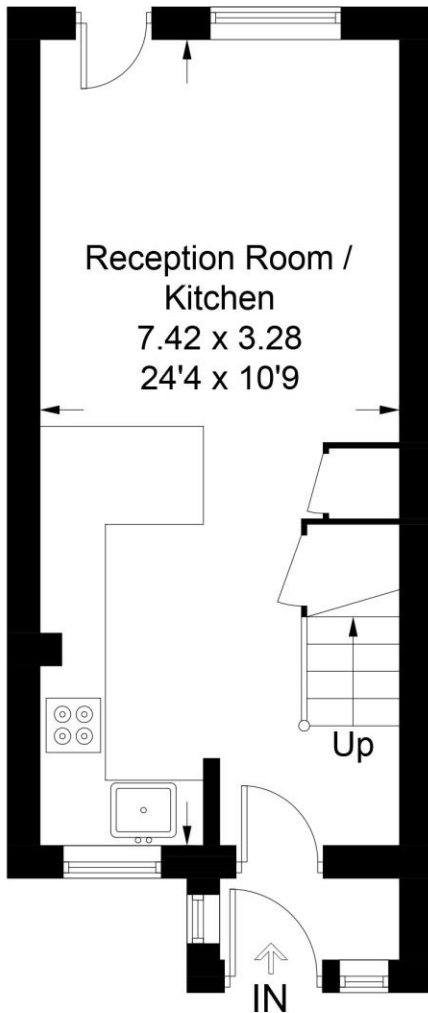
Viewings: Strictly by appointment with Winkworth Petersfield

WHAT3WORDS: ///dolls.restrict.decay

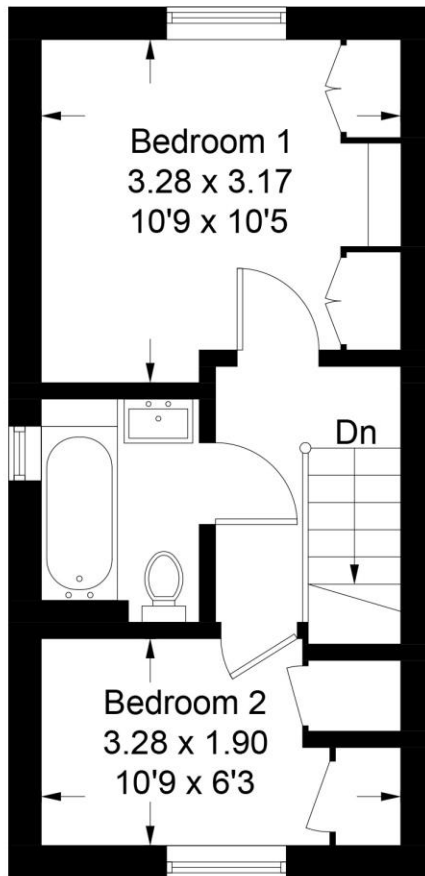


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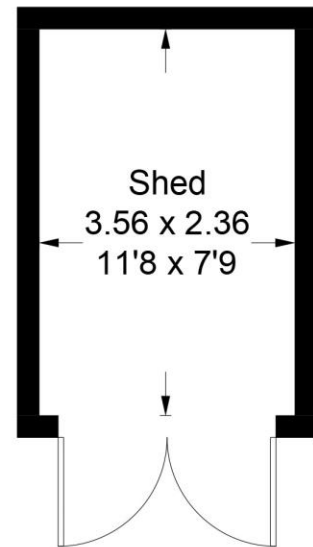
Approximate Gross Internal Area = 50.8 sq m / 547 sq ft
Shed = 8.3 sq m / 89 sq ft
Total = 59.1 sq m / 636 sq ft



Ground Floor



First Floor



(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 2025.

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