



## Madeline Road, Petersfield, Hampshire, GU31

Guide Price: £575,000 Freehold

An attractive Victorian house with a west facing garden on the fringe of the town centre. NO ONWARD CHAIN.

Main bedroom with en suite shower room, four further bedrooms, family bathroom, hall, sitting room, dining room, kitchen/breakfast room with utility area, downstairs cloakroom with WC and garden.

EPC Rating: "D" (57).

**Winkworth**

for every step...

[winkworth.co.uk/Petersfield](http://winkworth.co.uk/Petersfield) 01730 267274



## DESCRIPTION

The property is a mid-terrace house believed to date from the late 19th Century with brick elevations under a tiled roof and accommodation over three floors. Of particular note is the kitchen, accessed through the dining room with matching floor and wall mounted units under granite work surfaces, many of the integrated appliances and double doors open to the rear garden. The sitting room is to the front of the house and has an open fireplace with a pretty surround and authentic tiles. From the hall, stairs rise to the first floor landing, off which are four bedrooms and a family bathroom. The attic space has been converted to create a tremendous main bedroom with plenty of storage and its own en suite shower room. Outside, the garden for the property is to the rear and can be accessed either through the house or by a shared side access. Tastefully landscaped with a terrace, shingle and an area of lawn, being on the west side of the house, the garden is an ideal spot for outdoor entertaining during the long summer afternoons.



## LOCATION

The property is situated down a no-through road, within a comfortable walk of the town centre and train station. Petersfield offers a variety of amenities in a bustling town centre. Shops include Waitrose, Tesco and an M&S Food as well as numerous cafes and boutique shops. The train station provides a direct line to London Waterloo (in a little over 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 area is renowned for its unspoilt countryside 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/230025/2

## LOCAL AUTHORITY

East Hampshire District Council, Petersfield

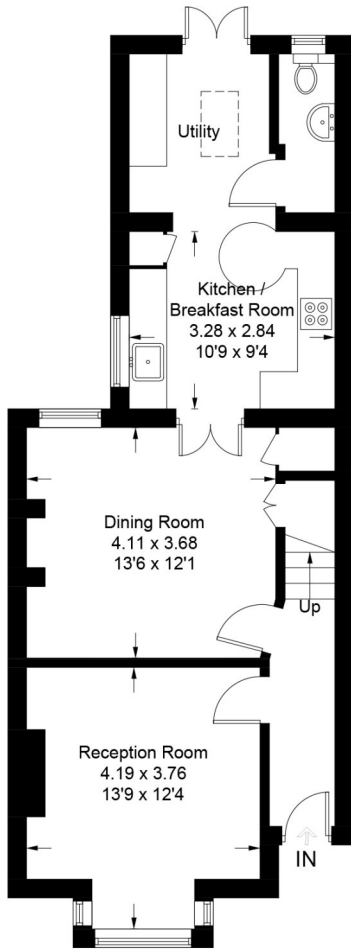
## DIRECTIONS

From our Petersfield office, proceed to the bottom of the High Street and turn left at the War Memorial into College Street. Continue though the one-way system and turn right when the road forks into Rams Hill. Take the first turning on the left into Madeline Road and the property is half-way down the road on your left.

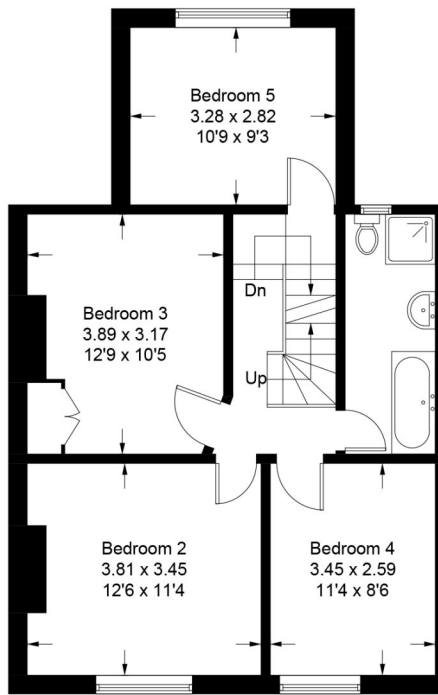


# Madeline Road, GU31

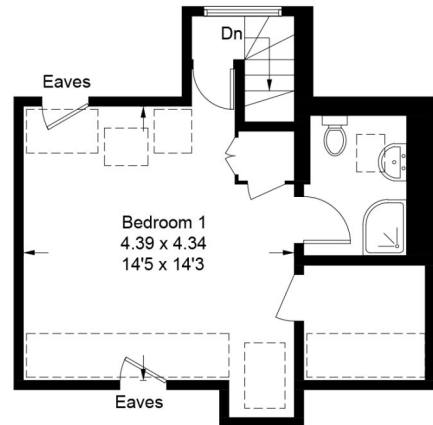
Approximate Gross Internal Area = 145.7 sq m / 1568 sq ft



Ground Floor



First Floor



Second 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 2023.

Under the Consumer Protection from Unfair Trading Regulations 2008 (CPR), these Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.