



Woodbury Avenue, Petersfield, Hampshire, GU32

Guide Price: £800,000 Freehold

On a popular tree-lined avenue, a well-proportioned semi-detached family home with off-street parking and a south facing garden.

Main bedroom with en suite shower room, three further bedrooms, family bathroom, sitting room, dining room, kitchen/breakfast room, downstairs WC, garage, parking and garden.

EPC Rating: "D" (58).

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DESCRIPTION

The property is a semi-detached family home with brick, rendered and part tile-hung elevations under a tiled roof and accommodation over three floors believed to date from the 1930's. The layout can be seen in the floorplan and of particular note are the character features synonymous of this era including leaded bay windows to the front and feature fireplaces in the reception rooms. Outside, the house is approached by a gravel drive with parking for a number of cars. The garden is to the rear and can be accessed either through the house or by side gates. Beyond the back of the house is a single garage; perfect for family storage and there is a raised paved terrace which is ideal for outside entertaining. Steps lead down to an area of lawn and being on the south side of the house is a suntrap during the summer months.

Services: Mains gas, electricity, water and drainage.



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.

LOCAL AUTHORITY

East Hampshire District Council

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. The property is after approximately 200 metres or so on your right-hand side.

Ref: AB/110160/1

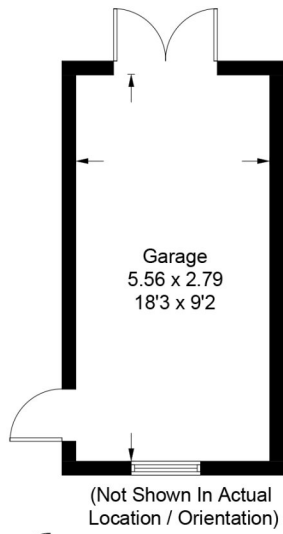


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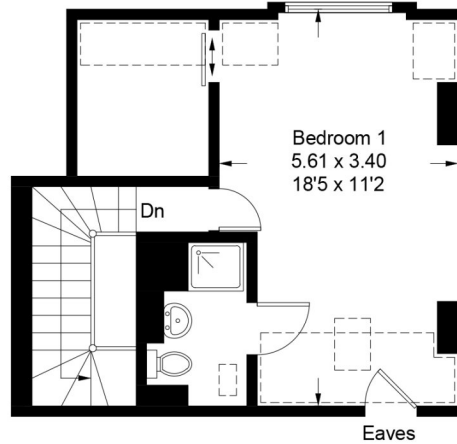
Approximate Gross Internal Area = 147.8 sq m / 1591 sq ft

Garage = 15.5 sq m / 167 sq ft

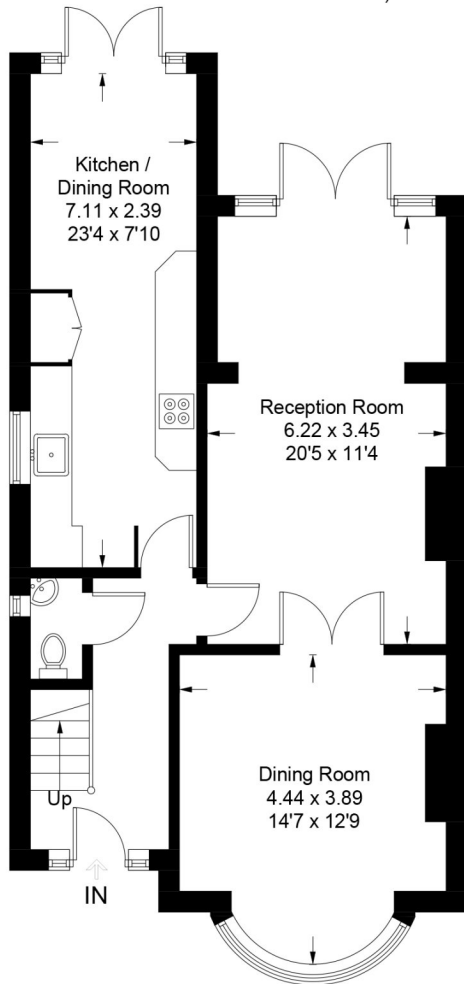
Total = 163.3 sq m / 1758 sq ft



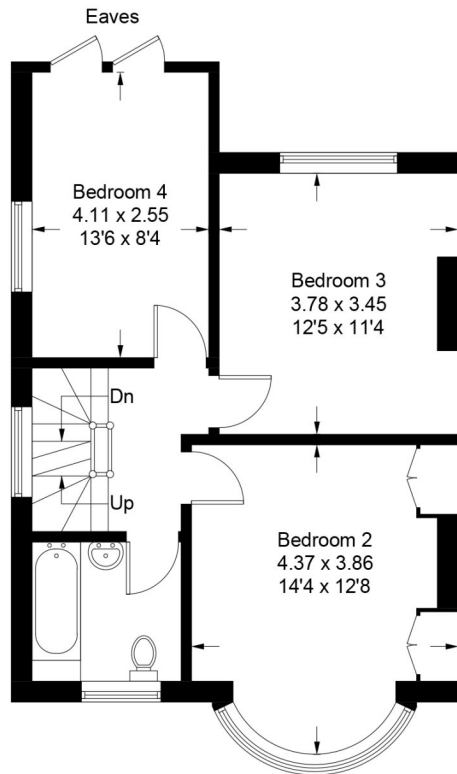
= Reduced headroom below 1.5m / 5'0"



Second Floor



Ground Floor



First 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.

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