



Borough Road, Petersfield, Hampshire, GU32

Guide Price: £1,350,000 *Freehold*

6  3  3 

A modern, beautifully presented, detached family home with off-street parking, garage and garden and a mere 500 metres from The Square.

KEY FEATURES

- Modern detached six-bedroom family home
- Built by local award-winning house builders 6A Vision in 2013
- Beautifully presented throughout
- Large garage, off-street parking and garden
- Situated a mere 500 metres from Petersfield Square.
- No onward chain



Petersfield

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DESCRIPTION

The property is a detached, family home with brick and part tile-hung elevations under a tiled roof and accommodation over three floors. Built by the award-winning local house builders, 6A Vision, the property was designed and built to a high specification. The layout can be seen in the floorplan but of particular note is the tremendous kitchen/dining/family room; the perfect spot for any family to entertain no matter the season with a wood burner and French double doors that leading outside to a patio area with a veranda. The double aspect main reception room is to the front of the house and has its own inset wood burner. The property also benefits from underfloor heating on the ground floor and solar heated water which is powered by two solar/PV panels on the roof. From the hall, stairs rise to the upper floors where there are six bedrooms, two with their own ensuite facilities and a family bathroom. Outside, the house is approached by a shared drive leading to a private parking area. The garden lies to the rear and can be accessed either through the house or by a rear gate. Immediately accessed from the kitchen area is a covered terrace which leads straight out onto an area of lawn. Towards the bottom of the garden is a further terrace and an area for a hot tub. There is a good-sized attached garage with an electric roller-blind door, in front of which is an additional parking space. An internal viewing is strongly recommended to fully appreciate the care and attention that has gone into this fabulous 21st Century home.

ACCOMMODATION

Entrance hall, sitting room, kitchen/dining/family room, utility room, study, downstairs w/c, principal bedroom with en suite shower room and dressing room, four additional bedrooms, family bathroom, bedroom six/playroom with en suite bathroom, garage, off-street parking and garden.

LOCATION

The property is situated on Borough Road, just a short walk from The Square in the centre of the town. 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 a little over an hour) and Portsmouth to the south. The tunnel at Hindhead provides congestion free travel north along the A3 to Guildford and London. The town has many active clubs and societies with golf available at Petersfield, Liphook and Midhurst, 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 beautiful natural landscape and outdoor pursuits. There are many popular schools in the area including The Petersfield School (TPS), Bohunt, Churcher's College, Bedales and Ditcham Park.

DIRECTIONS

On foot from our office at 26 High Street, proceed up the High Street, passing M&S Foods on your left. On reaching The Square, cross diagonally across, passing the Church on your left and the library on the right into Sheep Street. At the end of the road and on reaching The Spain, turn right after approximately 90 metres, The Spain turns up to the right. Continue straight on into Borough Road and the property is on your right after approximately 300 metres.

MATERIAL INFORMATION

Method of Sale: Private treaty

Tenure: Freehold

Construction: Brick and part tile-hung elevations under a tiled roof
Services: Mains gas, electricity, water and drainage. The property benefits from solar heated water which is powered via two solar/PV panels on the roof and there is underfloor heating on the ground floor.

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

EPC Rating: "C" (80)

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: Likely (Ofcom)

Broadband Availability: Ultrafast available (Ofcom)

Parking: Large usable attached garage and off-street parking

Viewings: Strictly by appointment with Winkworth Petersfield

WHAT3WORDS: ///playing.rigs.panic

Ref: AB/160002/1



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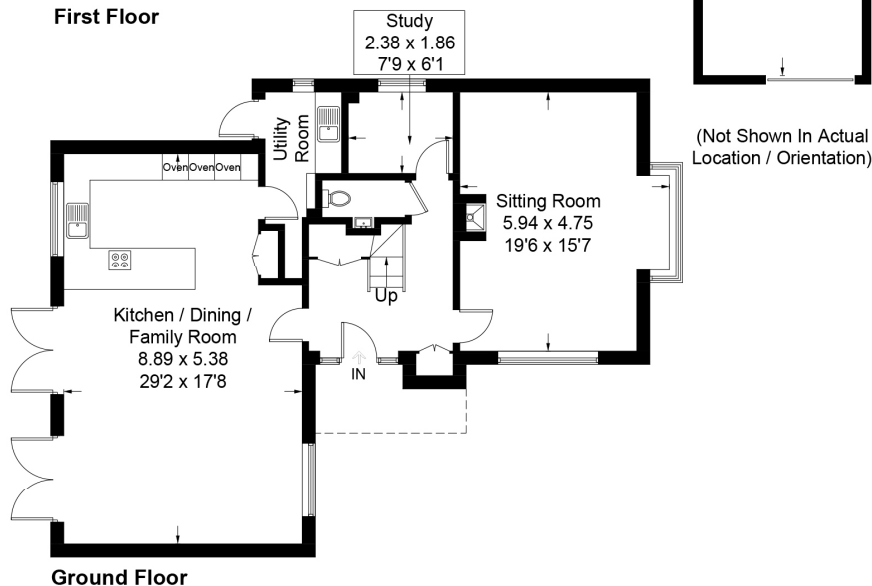
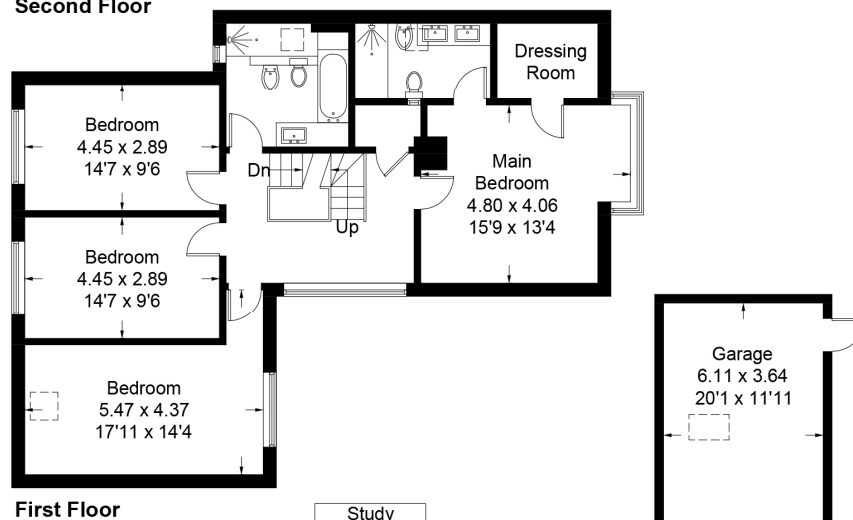
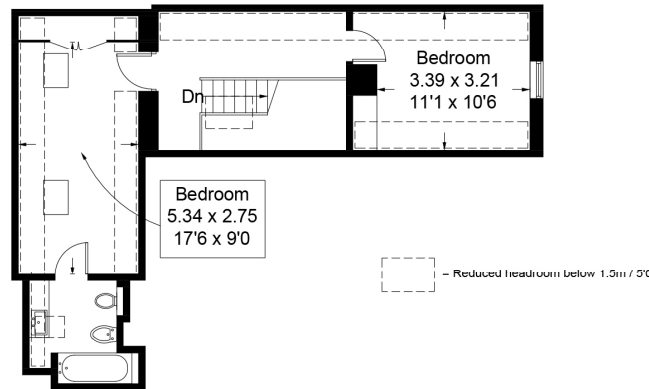
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Approximate Gross Internal Area = 246.0 sq m / 2648 sq ft

Garage = 22.3 sq m / 240 sq ft

Total = 268.3 sq m / 2888 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 2025.

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