



## Reservoir Lane, Petersfield, Hampshire, GU32

Guide Price: £525,000 Freehold

A pretty semi-detached home to the north-east of the town centre with a garden and off-street parking.

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

EPC Rating: (68) "D"

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## DESCRIPTION

The property is a semi-detached family home with brick elevations under a tiled roof, accommodation over two floors, believed to originally date from the late 19th Century and substantially altered and extended by the current owners. The layout can be seen in the floorplan but of particular note is the fantastic kitchen/breakfast room with a doorway leading through to a family room. To the front of the house is a cosy sitting room with a woodburner. From the hall, stairs rise to the first floor landing, off which are three bedrooms and a family bathroom. The main bedroom has a vaulted ceiling and its own en suite shower room. Outside, to the front of the house is a parking area for at least one car. The main garden lies to the rear, is landscaped which requires minimal maintenance and there is a garden shed.





## LOCATION

The property is situated on a single track lane towards the fringes of Petersfield surrounded by the South Downs National Park and yet is within a mile of the town itself. 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. There are many popular schools in the area including Bedale's, Churcher's College, Ditcham Park, The Petersfield School and Bohunt School.

Services: Mains electricity, gas ,water and drainage.

Ref: AB/230041/2

## LOCAL AUTHORITY

East Hampshire District Council, Petersfield

## DIRECTIONS

From our office at 26 High Street, turn right up the High Street, passing The Square on your left. Following the road round to the right into Chapel Street and continue to the end of the road. On reaching Station Road, proceed straight on into Tilmore Road. At the end of the road, bear right into Reservoir Lane and pass South Downs Care Home on your right. Follow the lane around a sharp bend to the right and the house is on the left immediately before the road bends to the left.

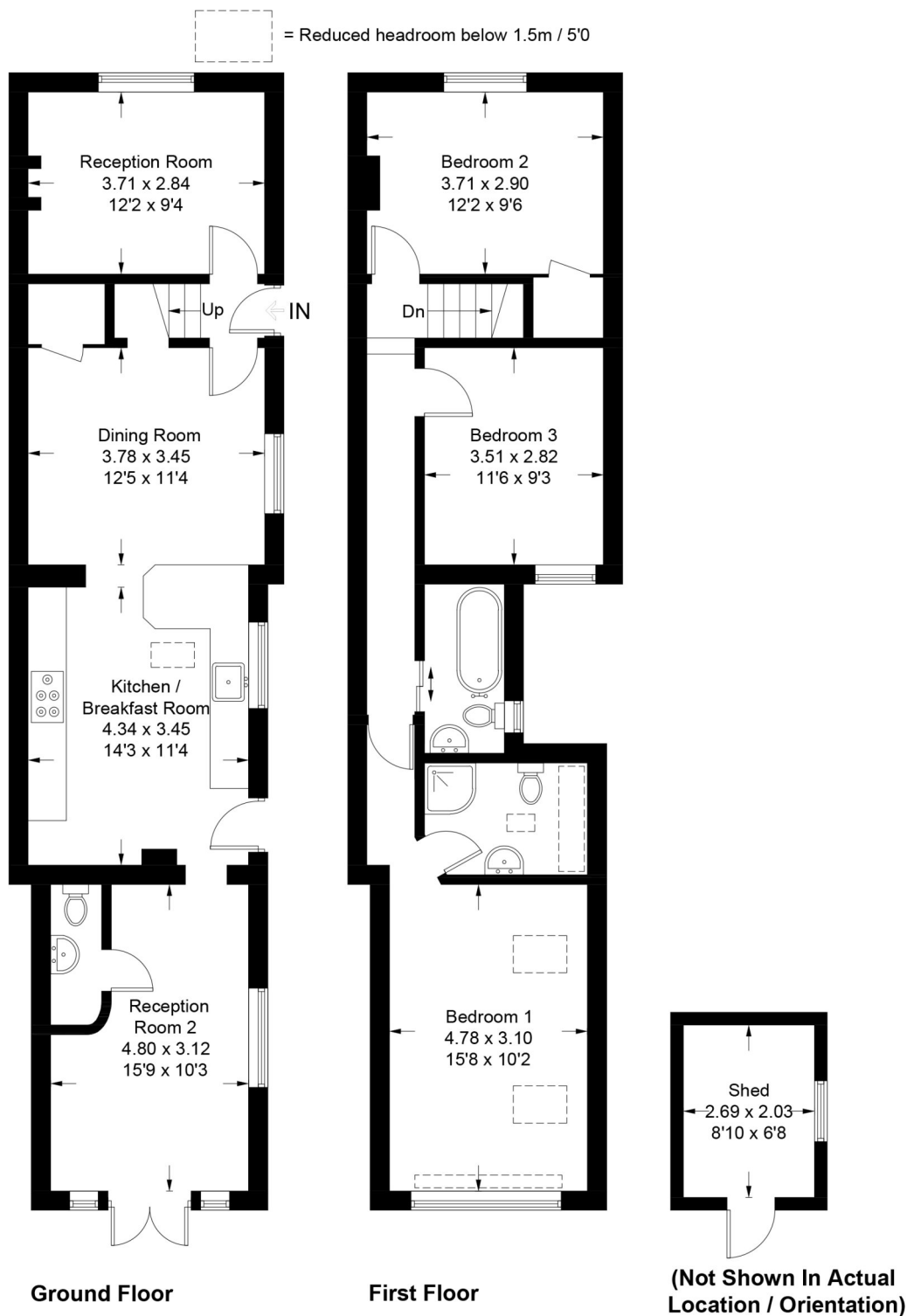


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Approximate Gross Internal Area = 115.2 sq m / 1240 sq ft

Shed = 5.5 sq m / 59 sq ft

Total = 120.7 sq m / 1299 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 2023.

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