



Upper Heyshott, Petersfield, Hampshire, GU31

Guide Price: £395,000 *Freehold*



A link-detached bungalow on the popular Herne Farm Development with a garden, garage and off-street parking.

KEY FEATURES

- Link-detached bungalow
- Close proximity to Petersfield Town
- Situated in a cul-de-sac location on the popular Herne Farm Development
- Rear and side gardens
- Attached garage and driveway parking
- No onward chain



Petersfield

01730 267274 | petersfield@winkworth.co.uk

Winkworth

for every step...



DESCRIPTION

A link-detached bungalow on the popular Herne Farm Development, in close proximity to Petersfield High Street and The Heath. With accommodation over one floor, the property offers practical living. There is a living/dining room, kitchen, two good-sized bedrooms and a shower room. The layout can be seen in the floorplan, but of particular note is the spacious living/dining area with sliding doors that lead to an established rear garden. The rear garden is enclosed and has a gate leading to a front garden and there is an attached garage and an off-street parking space. Whilst the house has been loved over the years, it does require general updating throughout.

ACCOMMODATION

Two bedrooms, shower room, living/dining room, kitchen, rear and side gardens, attached garage and off-street parking.

LOCATION

The property is located towards the western end of the popular Herne Farm Development which is in close proximity to Petersfield town centre. The residents of the estate benefit from a private leisure centre which includes a swimming pool, two squash courts and a bookable hall. 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. There are many popular schools in the area including The Petersfield School, Churcher's College, Bedales and Ditcham Park.

DIRECTIONS

On foot from our office at 26 High Street, proceed to the end of the High Street, turning left into College Street. Cross the road and follow the pavement around to the right, along the one way system, (against the flow of traffic). Take the first road on the right into Moggs Mead and then, the first turning on the left into Upper Heyshott. As you proceed up the road, take the first left and the property can be found at the end of the cul-de-sac to the right.

Petersfield

01730 267274 | petersfield@winkworth.co.uk

Winkworth

for every step...

MATERIAL INFORMATION

Method of Sale: Private treaty

Tenure: Freehold

Construction: Brick and tile

Services: Mains gas, electricity, water and drainage.

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

EPC Rating: "C" (70)

Service Charge: N/A

Ground Rent: N/A

Rights & Easements: None known

Flooding: To the best of our knowledge, the property has never flooded.

Mobile Signal: Likely (Ofcom)

Broadband Availability: Ultrafast (Ofcom)

Viewings: Strictly by appointment with Winkworth Petersfield

WHAT3WORDS: became.elevates.footballers



Important Notice

Winkworth for themselves and the Vendors or lessors of this property whose agents they are, give notice that: i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact. ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents. iii) The information in these particulars is given without responsibility on the part of Winkworth or their clients. Neither Winkworth nor their employees have any authority to make or give any representations or warranties whatever in relation to this property. iv) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed. v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order – nor have Winkworth tested them. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



Petersfield

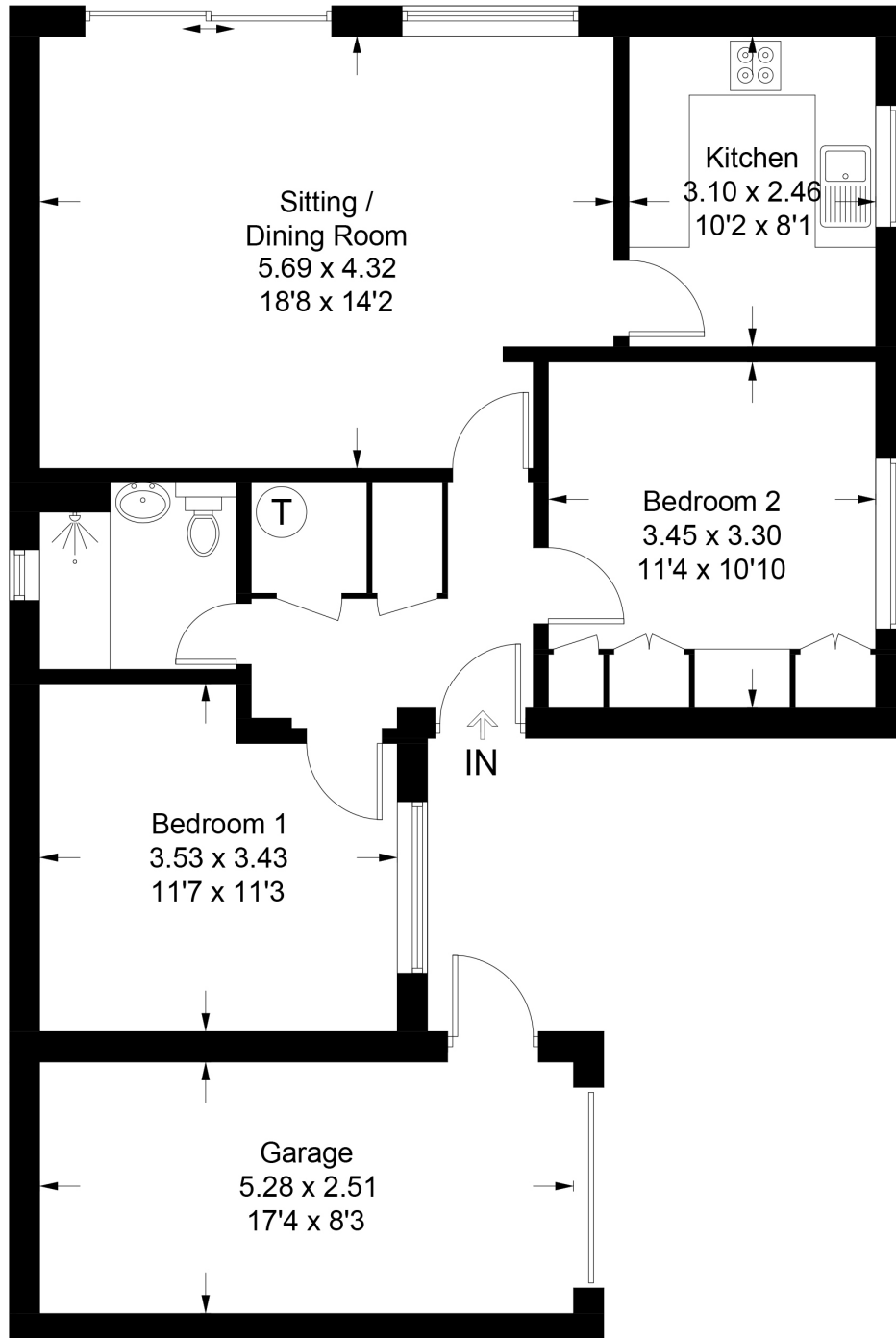
01730 267274 | petersfield@winkworth.co.uk

Winkworth

for every step...

Upper Heyshott, GU31

Approximate Gross Internal Area = 67.5 sq m / 726 sq ft
Garage = 13.4 sq m / 144 sq ft
Total = 80.9 sq m / 870 sq ft



Ground 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 2025.

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Petersfield

01730 267274 | petersfield@winkworth.co.uk

Winkworth

for every step...