



The Avenue, Petersfield, Hampshire, GU31

Offers Over: £1,200,000 *Freehold*



On arguably one of the best roads in town centre, a detached family home with gardens, garage and parking.

KEY FEATURES

- Detached four-bedroom family home
- Situated on a highly sought-after road
- Close proximity to Petersfield Heath, Pond and Town Centre
- Gardens, garage and parking
- No onward chain



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DESCRIPTION

The property is a detached family home, built by a local architect and we believe is only the second time it has ever come to the market. Built with upper part tile-hung and lower brick elevations, under a tiled roof, the property benefits from large windows allowing light to flow through the accommodation. The layout can be seen in the floorplan but of particular note is the spacious, high vaulted room to the rear which the owner used as an artist studio. The main reception room is to the front of the house and has its own fireplace and there's a second reception room to the rear with doors leading outside. The kitchen/dining area has an Aga which is a local focal point, no matter the season. From the hall is a downstairs toilet and separate shower room. The stairs rise to the first floor landing to access the four bedrooms, shower room and bathroom. The main bedroom has a south-facing balcony which has a delightful open aspect. Outside, the house is approached by a drive with ample parking leading to an attached single garage. The garden is well established with apple trees, a variety of mature hedging and trees and wraps around the house. There is a sunny terrace to the side accessed from the kitchen, with a front lawn and a further terrace and garden at the back of the house. Above the upper floor is an extensive attic, the width of the house with a good head height and dormer window to the front. Subject to the usual consents, there may be the possibility of further improvements and alterations to create further living accommodation. Properties in such a prime position rarely become available and an internal viewing is strongly recommended.

ACCOMMODATION

Four bedrooms, family bathroom, shower room, four reception rooms, kitchen, hall, downstairs WC with shower, garage, parking and garden.

LOCATION

The property is situated in one of Petersfield's most favoured roads and within 250 metres of both The Heath and High Street. Petersfield is situated in the heart of The South Downs National Park and 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, The Festival Theatre in Chichester, polo at Cowdray Park and sailing along the South Coast. There are many popular schools in the area including Churcher's College, Bedales, Ditcham Park and The Petersfield School.

DIRECTIONS

From our office at 26 High Street, proceed to the war memorial and turn right into Dragon Street. Take the first turning on the left into The Avenue and almost opposite the Pavilion and playing field, the property will be seen on the left.

MATERIAL INFORMATION

Method of Sale: Private treaty

Tenure: Freehold.

Construction: Brick and tile-hung elevations under a tiled roof.

Services: Mains gas, electricity, water and drainage.

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

EPC Rating : "D" (65)

Service Charge: NA.

Ground Rent: NA.

Rights & Easements: None known.

Mobile Signal: Inside limited and outside likely. (Ofcom).

Broadband Availability: Ultrafast available. (Ofcom).

Parking: There is off street parking for a number of cars leading to an attached single garage.

What3Words : ///upcoming.instincts.revolting

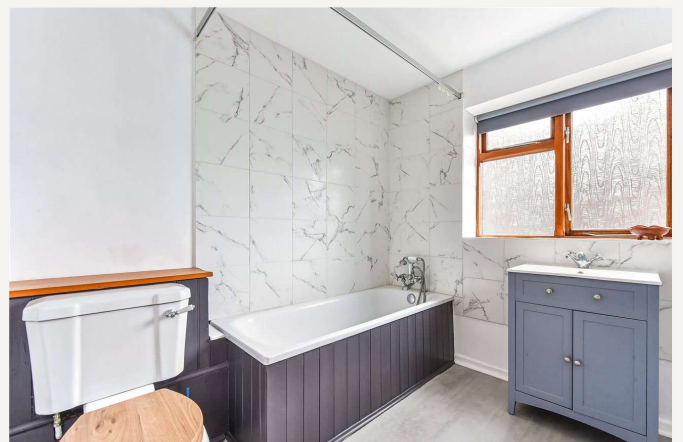
Viewings: Strictly by appointment with Winkworth Petersfield.

Ref: AB/120047/1



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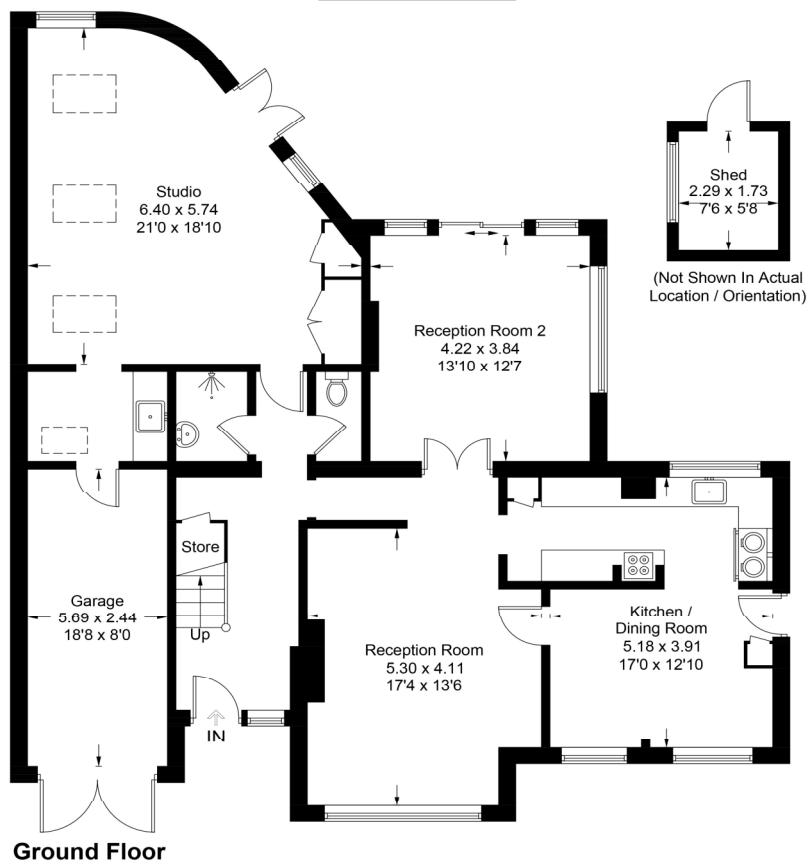
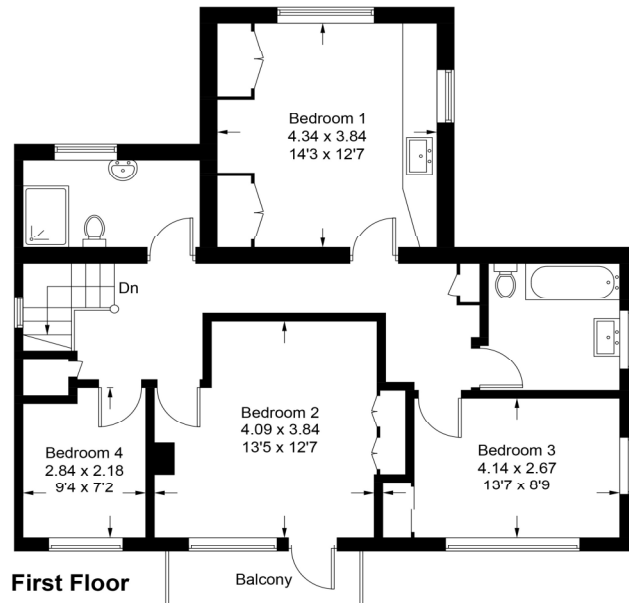
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Approximate Gross Internal Area = 211.6 sq m / 2278 sq ft
 Shed = 4.0 sq m / 43 sq ft
 Total = 215.6 sq m / 2321 sq ft
 (Including Garage)



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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