



Madeline Road, Hampshire, GU31

£400,000 *Freehold*

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A pretty period home on the fringe of the town centre with a south-west facing garden.

KEY FEATURES

- Pretty period home
- Two double bedrooms
- High ceilings and wooden flooring
- South-west facing gardens
- Close proximity to Petersfield Town and Station
- No onward chain



Petersfield

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DESCRIPTION

The property is a pretty period home with brick elevations under a tiled roof and accommodation over two floors. The layout can be seen in the floorplan and of particular note are the lovely high ceilings and wooden floors in the reception rooms. The kitchen has been extended and altered and now creates a wonderful living space with bi-folding doors leading outside. From the hall, stairs rise to the first-floor landing, off which are two bedrooms and a family bathroom. The garden is to the rear and being on the south-west side, is the perfect spot to unwind during the long summer afternoons. An internal viewing is strongly recommended.

ACCOMMODATION

Living room, dining room, kitchen/breakfast room, downstairs cloakroom with WC. Two double bedrooms, family bathroom, rear gardens.

LOCATION

The property is situated down a no-through road, within a comfortable walk of the town centre and train station. Petersfield offers a variety of amenities in a bustling town centre. Shops include Waitrose, Tesco and an M&S Food as well as numerous cafes and boutique shops. The train station provides a direct line to London Waterloo (in a little over 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 area is renowned for its unspoilt countryside and outdoor pursuits. There are many popular schools in the area including Churcher's College, Bedales, Ditcham Park and The Petersfield School.

DIRECTIONS

From our Petersfield office, proceed to the bottom of the High Street and turn left at the War Memorial into College Street. Continue though the one-way system and turn right when the road forks into Rams Hill. Take the first turning on the left into Madeline Road and the property is half-way down the road on your left.

MATERIAL INFORMATION

Method of sale: Private treaty

Tenure: Freehold

Construction: Brick elevations under a tiled roof.

Services: Mains gas, electricity, water and drainage

Council Tax: East Hampshire District Council. **Band:** E

EPC Rating: "D" (64)

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: Limited (Ofcom).

Broadband Availability: Ultrafast available (Ofcom).

Parking: On-street parking.

Viewings: Strictly by appointment with Winkworth Petersfield

WHAT3WORDS: ///rubble.glee.rebounder

Ref: AB/250077/1



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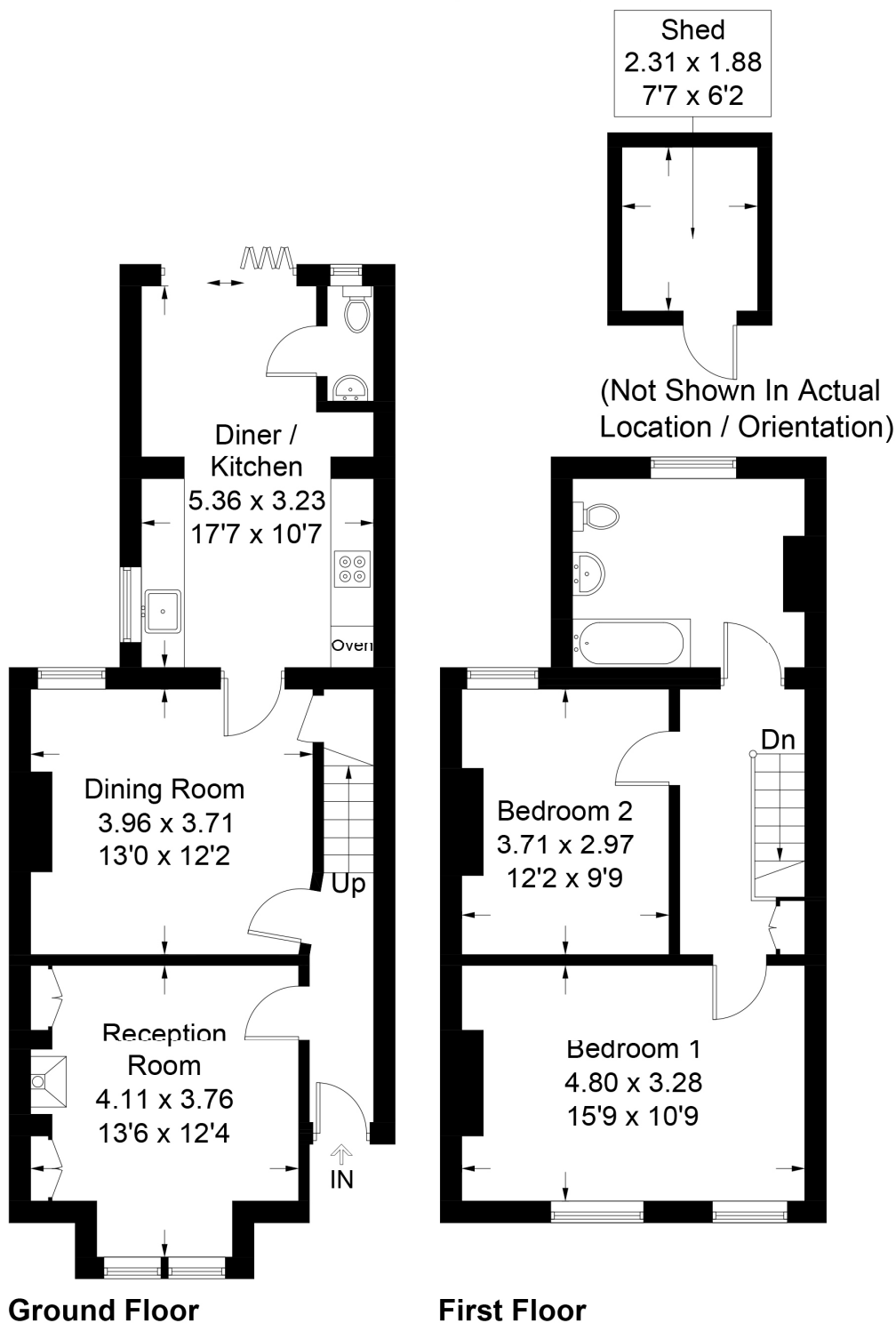
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Approximate Gross Internal Area = 97.4 sq m / 1048 sq ft

Shed = 4.4 sq m / 47 sq ft

Total = 101.8 sq m / 1095 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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