



Dragon Street, Petersfield, Hampshire, GU31

Guide Price: £600,000 *Freehold*

4  1  2 

KEY FEATURES

Requiring general modernisation, an architecturally designed, attached single-storey home, tucked away in the heart of the town with parking and a garden.

- Town center location
- Single-storey living
- Requires general updating throughout
- Parking for one car and a front garden
- No onward chain



Petersfield

01730 267274 | petersfield@winkworth.co.uk

Winkworth

for every step...



DESCRIPTION

The property is an attached single-story, architecturally designed home with brick elevations under a pitched roof. The layout can be seen in the floorplan and a particular feature of the house is the main reception room with angled high-level windows allowing light to flow through the accommodation. Outside, the house is approached through double gates leading to the drive with off-street parking for one car. The gardens lie to the west side of the property and are enclosed by fencing and an old wall. Whilst the house has been loved over the years, it does require general updating throughout. There are a number of timber outbuildings, again needing work.

ACCOMMODATION

Three/four bedrooms, large reception room, two bathrooms, outbuildings, parking and garden.

LOCATION

The property is situated in a tucked away spot just a matter of yards from the 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

On foot from our office, cross over to the south side of the High Street and proceed east to Dragon Street. Cross over the road and continue along Heath Road, going through the first arch on your right. The gates to the property are in the diagonally opposite corner of the courtyard. For viewings, we would suggest that you come to our office and from there we will walk to the property.

MATERIAL INFORMATION

Method of Sale: Private treaty.

Tenure: Freehold.

Construction: Brick elevations under a pitch roof.

Services: Mains gas, electricity, water and drainage.

Council Tax: East Hampshire District Council. Band: E

EPC Rating: "E" (55).

Service Charge: N/A

Ground Rent: N/A

Rights & Easements: Access to the gates of the property is through a shared courtyard.

Flooding: To the best of our knowledge, there has been no internal flooding.

Mobile Signal: Likely with EE. (Ofcom)

Broadband Availability: Ultrafast available (Ofcom)

Parking: Off-street parking

Viewings: Strictly by appointment with Winkworth Petersfield

WHAT3WORDS: ///grid.dogs.lectured

Ref: AB/130063/1



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

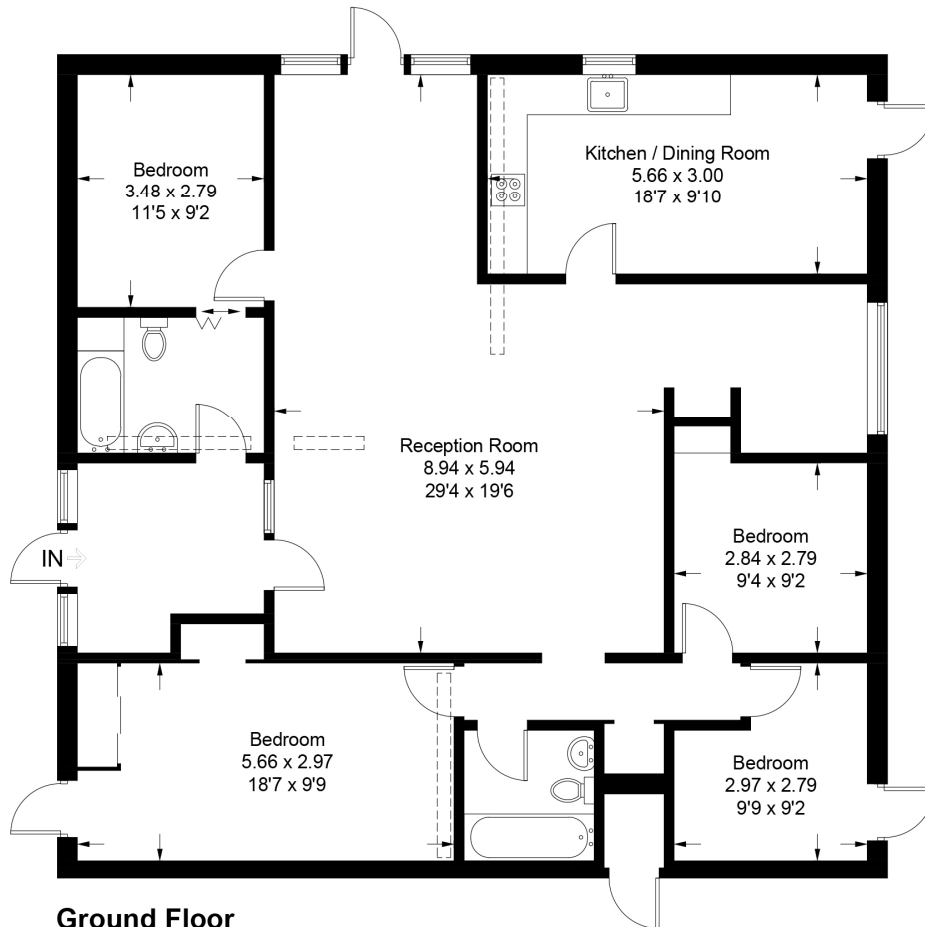
for every step...

Dragon Street, GU31

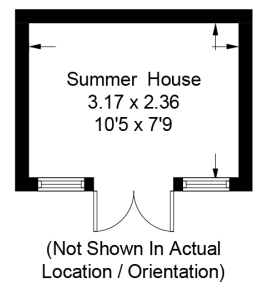
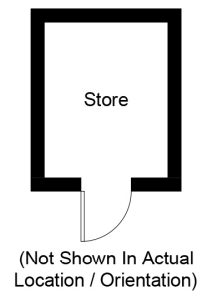
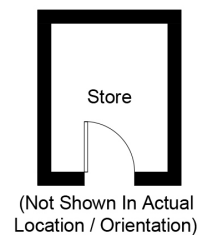
Approximate Gross Internal Area = 140.6 sq m / 1513 sq ft
(Including External Cupboard)
Outbuildings = 15.7 sq m / 169 sq ft
Total = 156.3 sq m / 1682 sq ft



 = Reduced headroom below 1.5m / 5'0"



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...