



## London Road, Petersfield, Hampshire, GU31

Guide Price: £1,350,000 Freehold

A beautifully presented country house in a semi-rural spot between Petersfield and Hill Brow with gardens, garaging and gardens.

Master bedroom with en suite bathroom, guest bedroom suite, three further bedrooms, family shower room, drawing room, dining room, snug, study, office, utility room, downstairs cloakroom with WC, double garage with kitchenette, games room above and shower room, barn, green house, garden and parking.

EPC Rating: "D" (65).

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## DESCRIPTION

Beautifully presented, the property is a detached country home with brick elevations under a tiled roof over two floors amassing to 3,195 square feet of accommodation (excluding any outbuildings). The floorplan denotes the layout, but of particular note is the tremendous triple aspect drawing room with an open fire and double doors leading outside. The spacious kitchen/breakfast room has a central island and there's still plenty of room for a separate breakfast table. There are four additional reception rooms and from the hall, stairs rise to the first floor landing, off which are four bedrooms, a family shower room and dressing room or bedroom 5. The four main bedrooms have built in storage and the master bedroom and guest bedroom have their own en suite facilities. Outside, the house is approached by a gravel drive with ample parking. Accessed through double doors from the dining room is a paved terrace which leads onto the swimming pool; a fabulous addition in those long summer afternoons. The gardens are mainly laid to lawn with plenty of room for the kids to kick a ball about. There is a detached timber barn, green house and kitchen garden along with a detached double garage with games room above, shower room and kitchenette; perfect for those who are working from home. A viewing of the property is strongly recommended.





## LOCATION

The property is located on the B2070 between Petersfield and Hill Brow. The village of Liss is approximately 1.8 miles to the north where there are a number of village amenities including a Tesco Express and train station and more extensive amenities can be found in Petersfield, approximately 2.9 miles to the south-west. Shops include Waitrose, Tesco and an M&S Food Hall, along with a variety of national and independent shops, boutiques, cafes, bars and restaurants. The train station provides direct access to London Waterloo to the north (in a little over an hour) and Portsmouth to the south. The tunnel at Hindhead now provides congestion free travel north along the A3 to Guildford and London beyond. The area has many active clubs and societies with golf available at Petersfield, Liphook and Midhurst, 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 which include Churcher's College, Bedales School, Ditcham Park, The Petersfield School and Bohunt School. Being in the heart of The South Downs National Park, the surrounding area is renowned for its unspoilt rolling countryside and outdoor pursuits.

Services: *To be confirmed by vendor. i.e. mains gas, electricity, water and drainage.*

Ref: AB/200059/1

## LOCAL AUTHORITY

East Hampshire District Council, Petersfield

## DIRECTIONS

From Petersfield, proceed in a north-easterly direction up Ramshill, passing Churcher's College on your right. At the roundabout, take the second exit towards Midhurst and Rake and continue down the hill. Pass The Half Moon Pub on your left and continue along the B2070, passing the Midhurst (A272) turning on your right and continue up a former dual-carriageway. The house is situated on the left hand side behind some large dark electric gates, just before the end of the former dual carriageway.



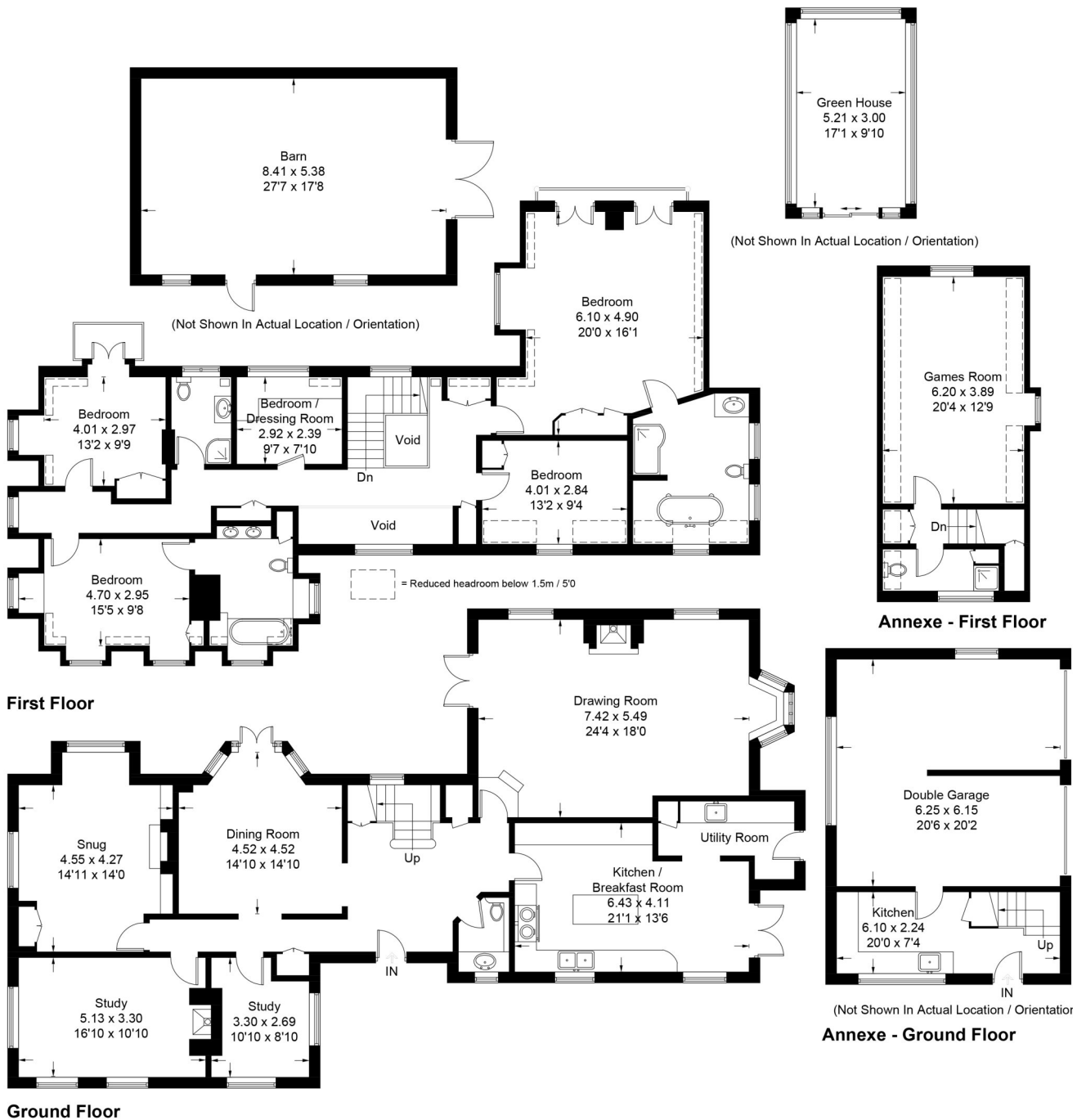
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Approximate Gross Internal Area = 295 sq m / 3175 sq ft

Outbuildings = 61.6 sq m / 663 sq ft

Annexe = 87.3 sq m / 940 sq ft

Total = 443.9 sq m / 4778 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 2021.

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