



## Greenfields, Petersfield, West Sussex, GU31

Guide Price: £475,000 *Freehold*



A delightful four bedroom detached family home, situated in a semi-rural village location.

### KEY FEATURES

- Four-bedroom detached family home
- Situated in a semi-rural village location
- Large rear garden
- Driveway parking and garage
- No onward chain
- Potential to extend (STPP)



Petersfield

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#### DESCRIPTION

A delightful four bedroom detached family home situated in a quiet cul-de-sac. The layout can be seen in the floorplan, but of particular note is the abundance of natural light throughout the ground floor; which comprises of a well-proportioned living room, dining room, kitchen, downstairs WC and entrance hall. From the living room, stairs rise to the first floor landing, off which are four bedrooms and a family bathroom. Outside, the house is approached by a drive with parking for two cars and an attached garage. The generously-sized garden is to the rear and can be accessed either through the house or by a side pedestrian gate. It is predominately laid to lawn and there is plenty of room for entertaining in the summer months. Much of the property has been redecorated, new flooring has been fitted and it benefits from a new oil-tank. Whilst it has been much-loved over the years, the property could benefit from some further updating and there may be scope to extend (STPP).

#### ACCOMMODATION

Entrance hall, downstairs WC, living room, dining room, kitchen, four bedrooms, family bathroom, rear garden, garage and driveway parking.

#### LOCATION

The property is situated in a quiet cul-de-sac in the hamlet of Nyewood between the popular villages of South Harting and Rogate. Nyewood is a charming village within the South Downs National Park surrounded by delightful countryside. It offers easy access to numerous footpaths and bridleways for outdoor activities like walking, cycling, and riding. Nearby villages Rogate and South Harting have their own village shops, primary school, church and South Harting has its own pub. Petersfield is approximately 6 miles to the west and lies on the A3 corridor alongside having a mainline train station with direct access to London Waterloo in a little over one hour. There is golf available at Petersfield, Midhurst and Liphook; horse and motor racing at Goodwood, polo at Cowdray Park and sailing on the South Coast. There are many popular schools in the area including Bedales, Churcher's College, Ditcham Park, The Petersfield School and Midhurst Rother College.

#### DIRECTIONS

From Petersfield, proceed in an easterly direction along the A272. On reaching the crossroads in the centre of Rogate, turn right signed towards Nyewood and Harting. Continue along Habin Hill for approximately 1.5 miles and the entrance to Greenfields can be found on your right. The property is the the third house along on the right-hand side.

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## MATERIAL INFORMATION

**Method of sale:** Private treaty

**Tenure:** Freehold

**Construction:** Brick and tile

**Services:** Mains gas, electricity, water and drainage.

**Council Tax:** Chichester District Council. **Band:** "E"

**EPC Rating:** "E" (39)

**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:** Limited (Ofcom)

**Broadband Availability:** Superfast (Ofcom)

**Parking:** Driveway parking and an attached single garage

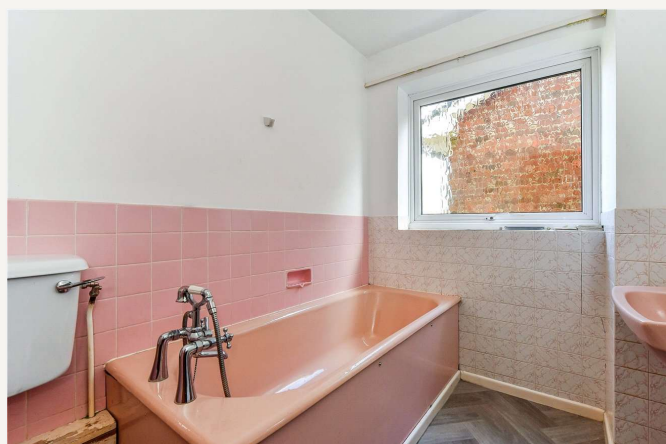
**Viewings:** Strictly by appointment via Winkworth Petersfield

**WHAT3WORDS:** essential.attends.comb



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Petersfield

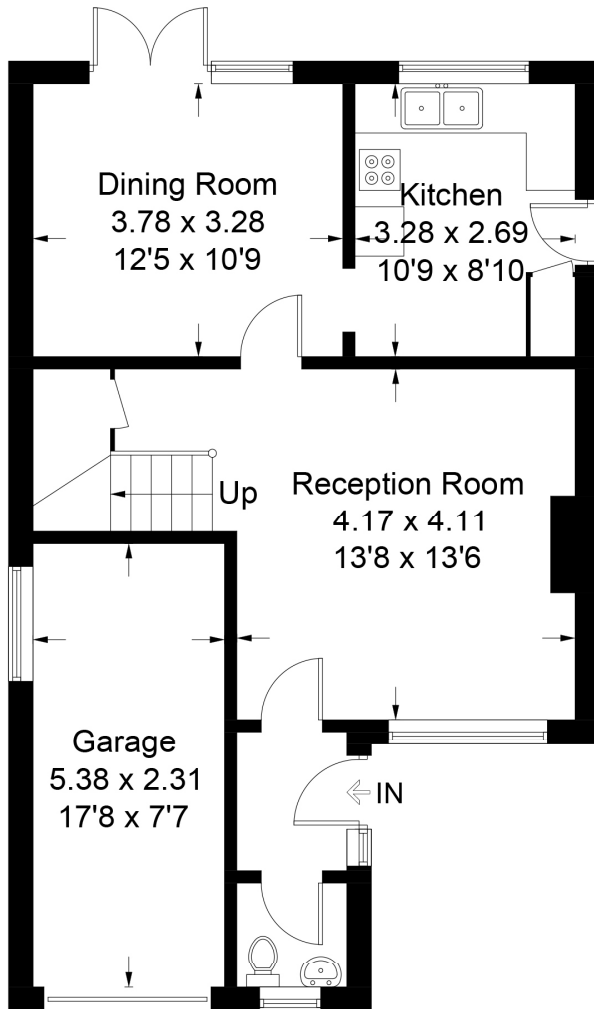
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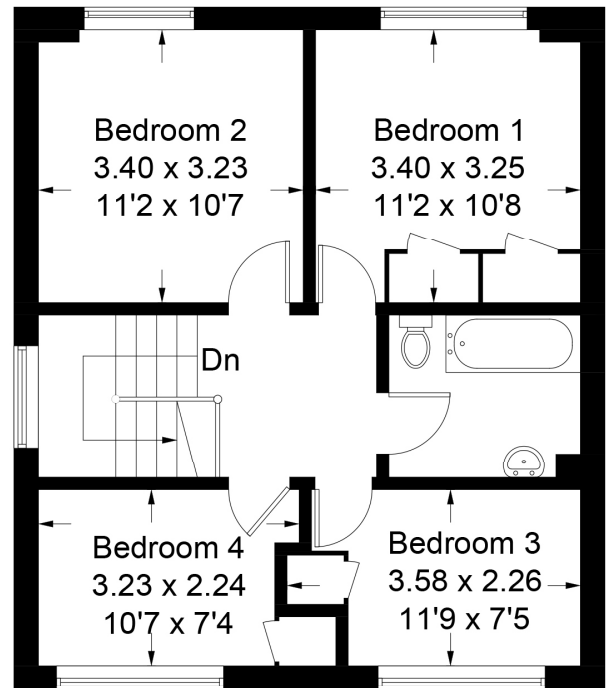
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# Greenfields, GU31

Approximate Gross Internal Area = 102.9 sq m / 1108 sq ft  
Garage = 12.8 sq m / 138 sq ft  
Total = 115.7 sq m / 1246 sq ft



**Ground Floor**



**First 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.

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