



Selborne Close, Petersfield, Hampshire, GU32

Guide Price: £850,000 *Freehold*



An extended, beautifully presented home, tucked away on a corner plot on this popular residential road with off-street parking and a south-facing garden.

KEY FEATURES

- Situated in a popular residential road
- Immaculately presented throughout
- Open-plan kitchen/dining/sitting room
- South-facing garden
- Off-street parking and integral garage
- Close proximity to Petersfield Town Centre and Train Station



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DESCRIPTION

The property is a link-detached family home with brick elevations under a tiled roof and accommodation over two floors. Previous owners substantially extended the property originally designed to house a snooker table which as you may well imagine, creates a whole host of flexible options to suit a variety of incoming purchasers. The layout can be seen in the floorplan but of particular note is the large main reception room with an open-plan kitchen. From the hall, stairs rise to the first-floor landing, off which are four bedrooms and a family bathroom. The main bedroom has its own en-suite bathroom, off which is a good-sized fifth bedroom or dressing room. Outside, the house is approached by a drive with parking for at least two cars in front of a former garage which the current owners have made into a gym. The main garden lies to the rear and being on the south side, has a sunny aspect throughout the day. Accessed from the main reception room through bi-folding doors is a terrace; the perfect spot for outdoor entertaining.

ACCOMMODATION

Entrance hall, kitchen/dining /sitting room, living room, utility room, downstairs WC, principal bedroom with dressing room and en suite shower room, three further bedrooms, family bathroom, integral garage, off-street parking and gardens.

LOCATION

The property is situated on a popular residential road to the north of the town centre. Petersfield lies in the heart of The South Downs National Park and offers a variety of amenities in a bustling town centre. Shops include Tesco, Waitrose, M&S Food, 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 and the Hindhead Tunnel provides congestion free travel north along the A3 to Guildford and London. The town has many active clubs and societies with golf available at Petersfield, Liphook and Midhurst, horse and motor racing at Goodwood, polo at Cowdray Park and sailing along the South Coast. There are many popular schools in the area including Bedales, Churcher's College, Ditcham Park, The Petersfield School and Bohunt School.

DIRECTIONS

From our office at 26 High Street, turn right up the High Street, passing The Square on your left. Following the road round to the right into Chapel Street and continue to the end of the road. On reaching Station Road, proceed straight on into Tilmore Road, going over the railway bridge. Continue down the hill, taking the second turning on the right into Tilmore Gardens. Follow the road round the sharp bend to the left and then take the second turning on your right into Selborne Close. The property is over on your right hand side in the corner on the opposite side of a small green.

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:** F

EPC Rating: "C" (73)

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: Likely (Ofcom)

Broadband Availability: (Ultrafast)

Parking: Off-street parking.

Viewings: Strictly by appointment with Winkworth Petersfield

WHAT3WORDS: ///stated.clubbing.morphing

Ref: AB/150112/1



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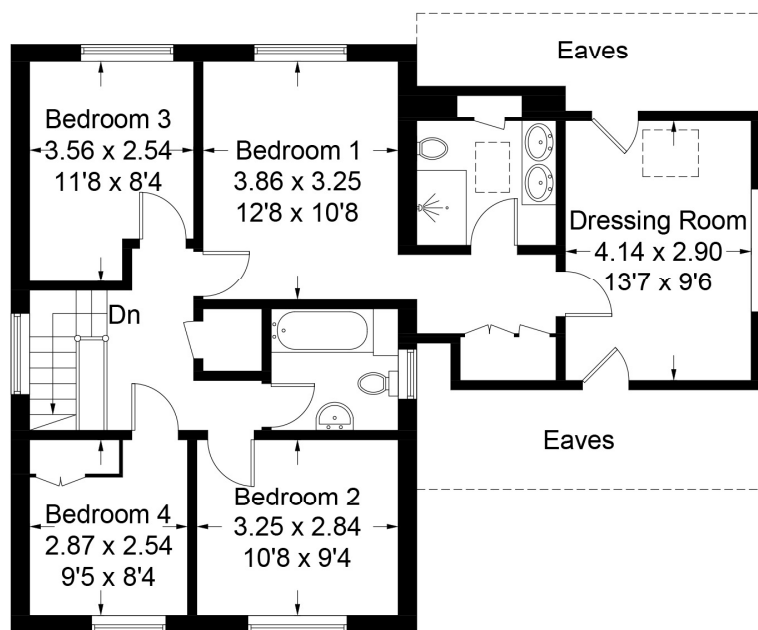
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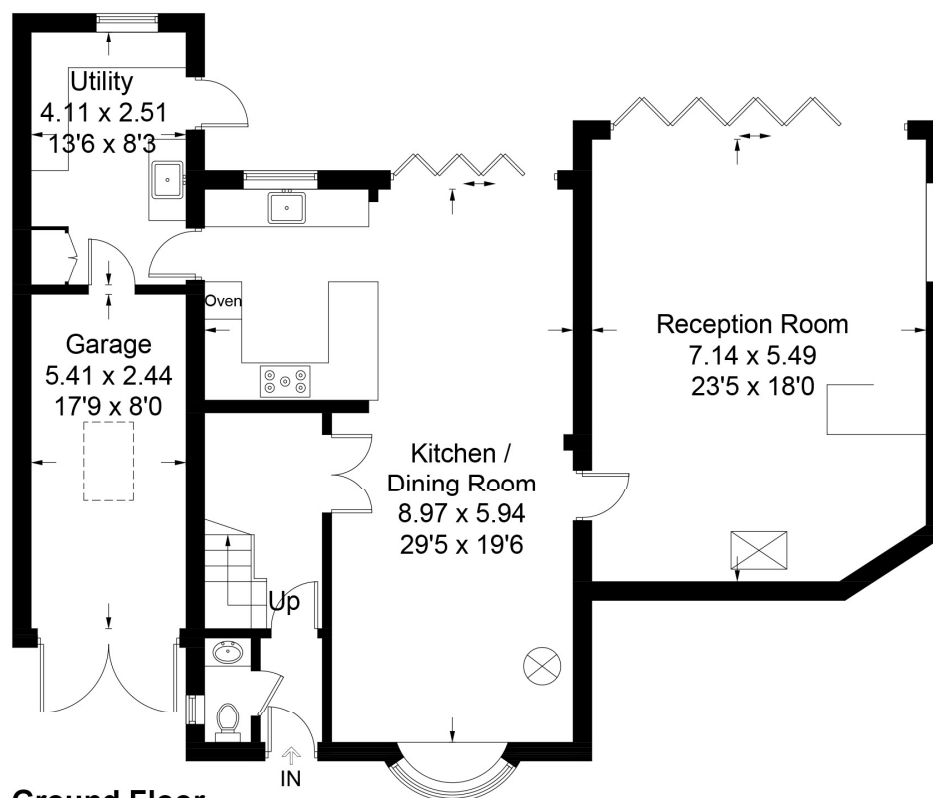
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Approximate Gross Internal Area = 198.6 sq m / 2138 sq ft
(Including Garage / Excluding Eaves)



First Floor



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.

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