



## 50 Grenehurst Way, Petersfield, Hampshire, GU31

Guide Price: £600,000 Freehold

Three bedroom terrace house situated in the highly sought-after "village" in central Petersfield with gardens, two off-street parking spaces and a garage.

Three-bedroom terrace house | Situated in a popular cul-de-sac location | Close proximity to Petersfield High Street | West-facing garden | Off-street parking for two cars and garage | No onward chain

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## DESCRIPTION

A modern, three bedroom terrace house situated in the highly sought-after "village" in close proximity to Petersfield town centre. It is positioned in a tucked away spot just a short distance from Petersfield High Street offering incredible accessibility and practical living. Upon entering the property, the kitchen with a charming dining area can be found to the right. The spacious living room at the end of the hallway beckons with its generous layout and a warm exposed brick fireplace. This leads through to a small lean to conservatory with direct access to a private rear garden. To complete the ground floor, a downstairs WC can be found between the kitchen and living room. Stairs rise from the living room to a landing off which are three good-size bedrooms and a family bathroom. The principal bedroom benefits from an en-suite shower room and built-in wardrobe storage. Outside, a low maintenance patio garden awaits with a variety of shrubs, and being west-facing, it makes an ideal place to unwind throughout the warmer months. The property also benefits from two off-street parking spaces and a single garage. Whilst the property has been loved over the years, it could benefit from general updating throughout.



## LOCATION

The property is situated in a highly sought after cul de sac, known locally as The Village and is situated approximately 0.2 mile from the Petersfield High Street. Petersfield 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 station which is also in close proximity provides a service to London Waterloo to the north (in approximately an hour) and Portsmouth to the south. The tunnel at Hindhead now 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 government funded and private schools including Churcher's College, Bedales, Ditcham Park, The Petersfield School and Bohunt School.

Method of sale: Private treaty

Tenure: Freehold

Construction: Brick and tile

Services: Mains gas, electricity water and drainage

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

EPC Rating: "D"

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: Likely (Ofcom)

Broadband Availability: Ultrafast (Ofcom)

Parking: Off-street parking and single garage

Viewings: Strictly by appointment with Winkworth Petersfield

WHAT3WORDS: second.doghouse.meanings

Ref: HW/250087/1

## LOCAL AUTHORITY

East Hampshire District Council, Petersfield

## DIRECTIONS

On foot from our office, proceed to the end of the High Street, turning left into College Street. Continue along the road and on reaching Barham Road on your left, turn right down a path into what becomes Grenehurst Way. The property can be found on the left-hand side at the T junction.

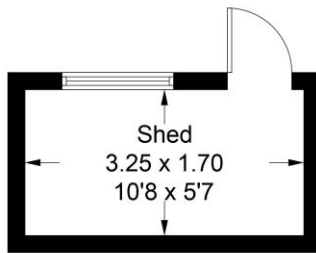


# Grenehurst Way, GU32

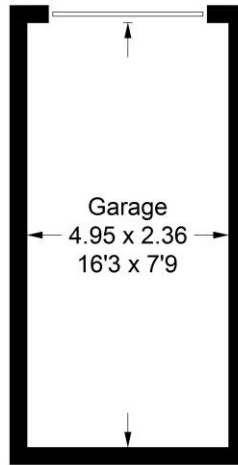
Approximate Gross Internal Area = 94.4 sq m / 1016 sq ft

Garage / Shed = 17.1 sq m / 184 sq ft

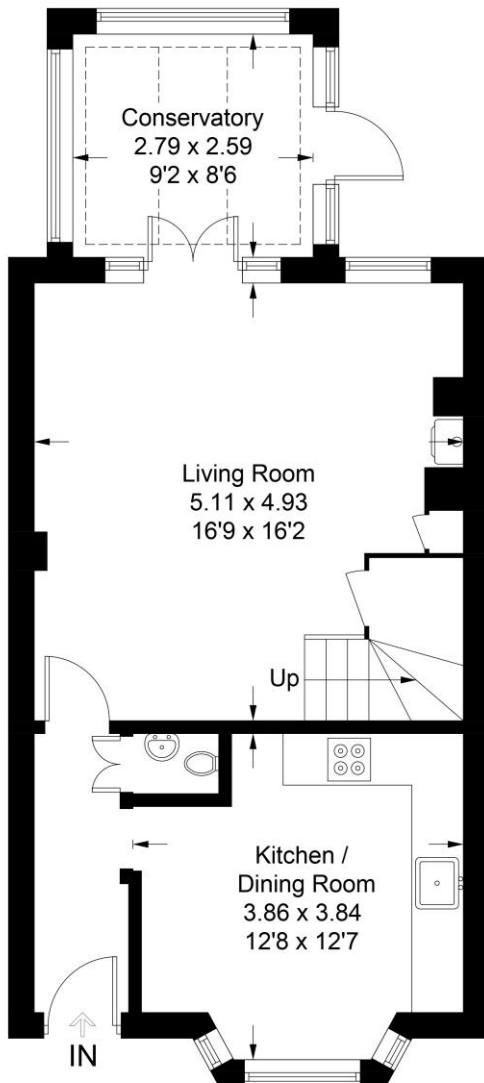
Total = 111.5 sq m / 1200 sq ft



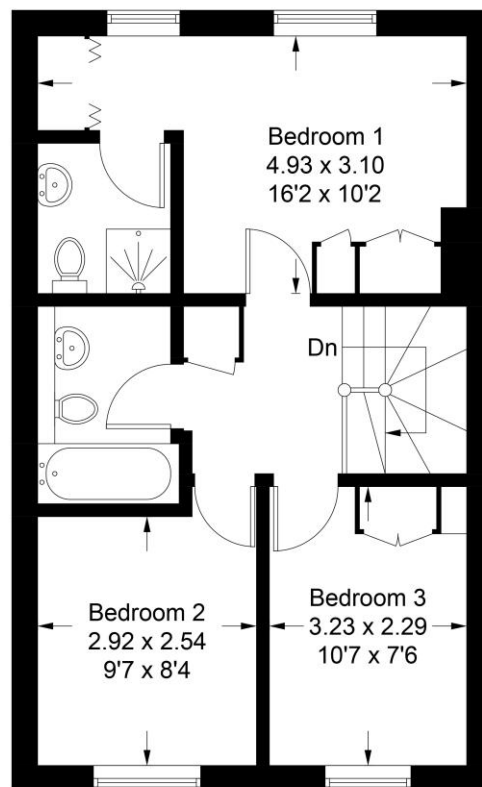
(Not Shown In Actual  
Location / Orientation)



(Not Shown In Actual  
Location / Orientation)



**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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