



Grenehurst Way, Petersfield, Hampshire, GU31

Offers in Excess Of: £575,000 *Freehold*

3  1  2 

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

KEY FEATURES

- 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



Petersfield

01730 267274 | petersfield@winkworth.co.uk

Winkworth

for every step...



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.

ACCOMMODATION

Entrance hall, sitting room, kitchen/dining room, conservatory, downstairs w/c, main bedroom with en suite, two further bedrooms, family bathroom, rear garden, garage and off-street parking.

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.

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.

Petersfield

01730 267274 | petersfield@winkworth.co.uk

Winkworth

for every step...

MATERIAL INFORMATION

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



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

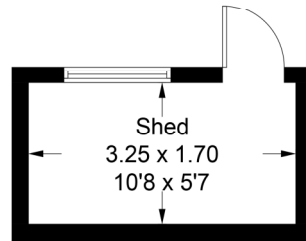
01730 267274 | petersfield@winkworth.co.uk

Winkworth

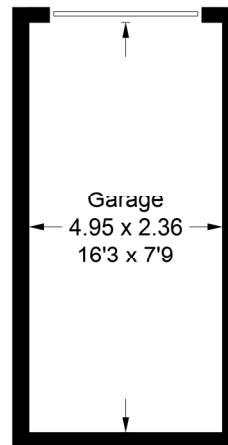
for every step...

Grenehurst Way, GU32

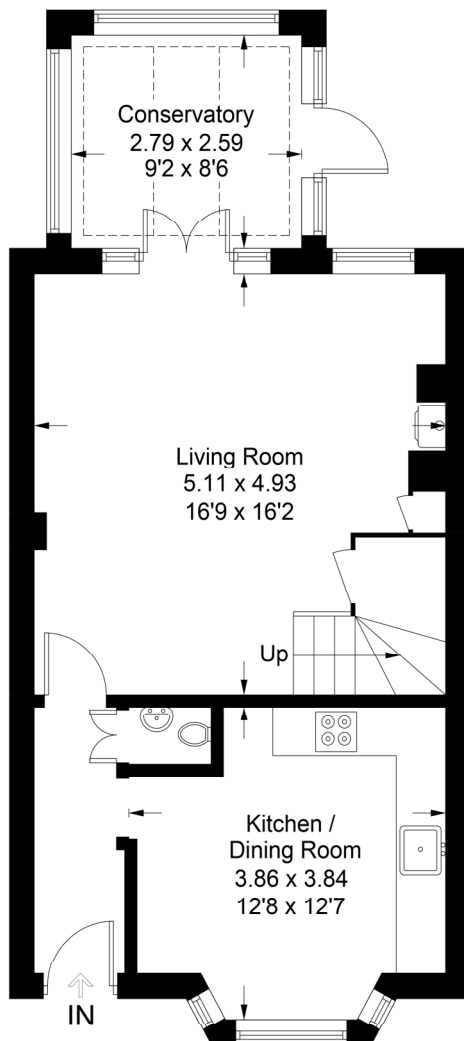
Approximate Gross Internal Area = 94.4 sq m / 1016 sq ft
Garage / Shed = 17.1 sq m / 184 sq ft
Total = 111.5 sq m / 1200 sq ft



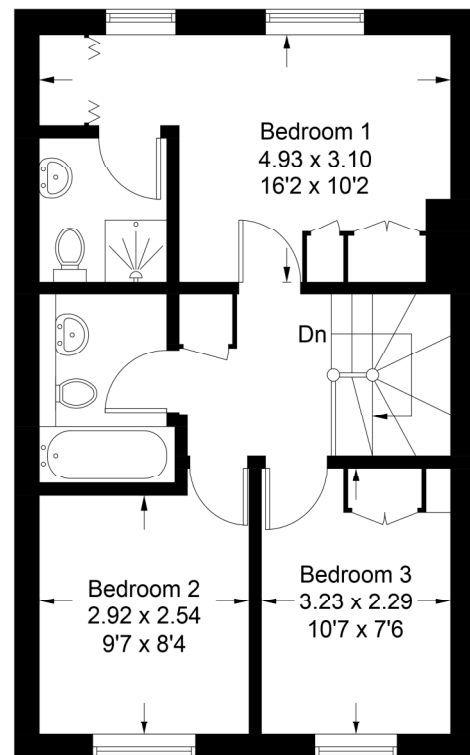
(Not Shown In Actual
Location / Orientation)



(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.

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...