



Barnfield Road, Petersfeild, Hampshire, GU31

Guide Price: £1,100,000 *Freehold*

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A detached family home situated in a highly sought-after cul-de-sac location within easy access of Petersfield Heath, Pond and town centre.

#### KEY FEATURES

- Detached family home
- Sought-after cul-de-sac location
- Versatile living accommodation
- Front and rear gardens
- Ample parking and double garage
- Close proximity to Petersfield Heath, Pond and Town Centre



Petersfield

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#### DESCRIPTION

A detached family home situated in a highly sought-after cul-de-sac location within easy access of Petersfield Heath, Pond and town centre. The current owners have lived at the property for over 25 years and you can see why they have been here for so long. The layout can be seen in the floorplan, but of particular note is the light-filled kitchen/breakfast room which has been extended to the rear, with double doors that lead out to the garden. The ground floor also comprises of a generously-sized sitting room with access out to a large patio, a dining room with doors that open up into the sitting room, study, entrance hall and downstairs W/C. Stairs rise to a landing, off which is the principal bedroom with a dressing area and an ensuite bathroom with a separate shower, three additional double bedrooms with built-in storage and a study/fifth bedroom. Externally, the rear garden can be accessed via a side gate to the front, or through both the sitting room and kitchen/breakfast room. It is very established, predominately laid to lawn and has a variety of mature borders and shrubs making it incredibly private. There is also a large patio area which is a great place to unwind in the warmer months. To the front, there is another area of lawn providing a lovely outlook, a large driveway with parking for at least six cars, and a double garage with storage above.

#### ACCOMMODATION

Entrance hall, sitting room, dining room, kitchen/breakfast room, study, downstairs WC, principal bedroom with dressing room and en-suite facilities, three double bedrooms, family bathroom, study/fifth bedroom, front and rear gardens, ample driveway parking and double garage

#### LOCATION

The property is situated on a highly regarded residential no through road located approximately 0.25 miles from the Heath and Pond, and less than a mile away from Petersfield High Street. Petersfield is situated 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 station provides a service to London Waterloo to the north (in approximately an hour) and Portsmouth to the south. The town has many active clubs and societies with golf available at Petersfield and Liphook, 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 including Bedales, Churcher's College, Ditcham Park, The Petersfield School and Bohunt School.

#### DIRECTIONS

From our office at 26 High Street, turn left and proceed to the end of the High Street. Continue straight ahead on to Heath Road and follow this to the end. Upon reaching the crossroads, turn left on to Pulens Lane. Take the second turning on the right into Barnfield Road. The property can be found towards then end of the cul-de-sac to your right.



## MATERIAL INFORMATION

**Method of sale:** Private treaty

**Tenure:** Freehold

**Construction:** Brick and tile

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

**Council Tax Band:** East Hampshire District Council. Band "G"

**EPC rating:** "C" (77)

**Service Charge:** N/A

**Ground Rent:** N/A

**Rights & Easements:** None known

**Restrictions:** Within the South Downs National Park

**Flooding:** To the best of our knowledge, the property has never flooded

**Mobile Signal:** Likely (Ofcom)

**Broadband Type:** Ultrafast (Ofcom)

**Parking:** Ample driveway parking and double garage

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

**WHAT3WORDS:** ///bumping.tuned.spurring



### 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.



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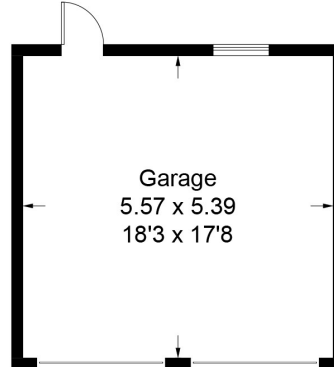
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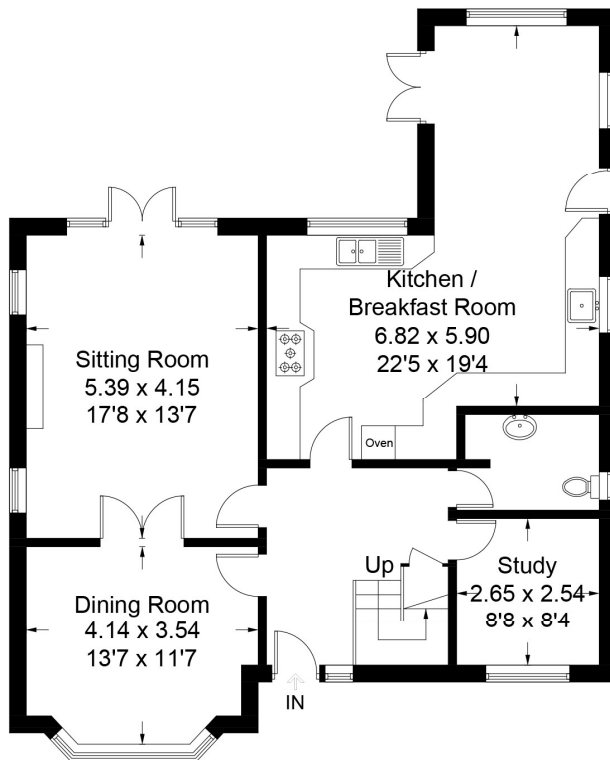
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# Barnfield Drive, GU31

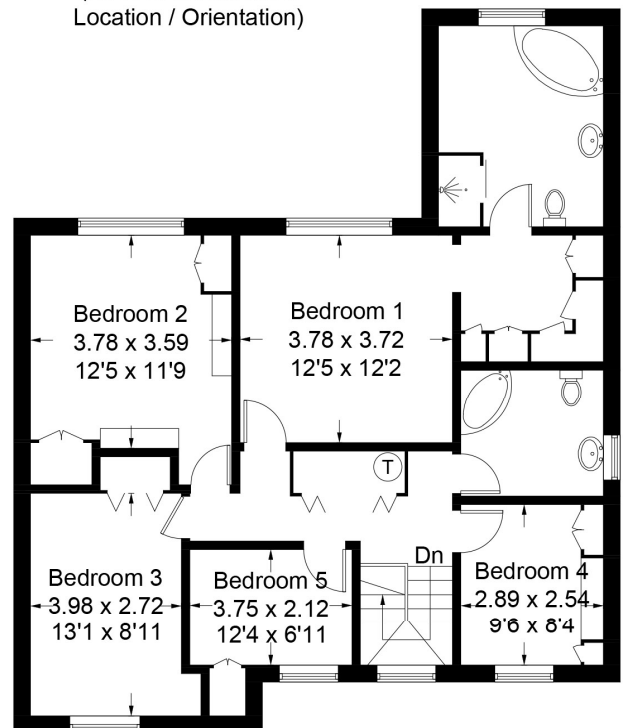
Approximate Gross Internal Area = 189 sq m / 2034 sq ft  
Garage = 30 sq m / 323 sq ft  
Total = 219 sq m / 2357 sq ft



(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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