



Sussex Road, Petersfield, Hampshire, GU31

Offers Over: £1,900,000 *Freehold*

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A significant house, situated in a highly sought after road, overlooking The Heath to the front and the South Downs to the rear.

KEY FEATURES

- Prime location overlooking Petersfield Heath and Pond
- Detached modern property in excess of 3,250 sq. ft
- Well apportioned and beautifully presented throughout
- South-west facing gardens with views over the South Downs
- Double garage and driveway with ample parking
- No onward chain
- Situated approximately 0.4 miles from Petersfield High Street



Petersfield

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DESCRIPTION

A significant house, situated in a highly sought after road, overlooking the pond to the front and the South Downs to the rear. This exceptional, five bedroom detached family house was designed and built by the current owners in 2012 in a Queen Anne style. The floorplan denotes the well-proportioned accommodation arranged over three floors with all rooms having fine views. The south/west facing gardens are a delightful feature of the property with the rear garden divided into three sections. A stone patio runs across the rear of the house and is partially covered by a glass roof making it an ideal spot for al-fresco entertaining. To the front is a driveway providing ample off-street parking and a double garage with workshop.

ACCOMMODATION

Main bedroom with en-suite bathroom and dressing room, four further bedrooms, two bathrooms, shower room/cloakroom, drawing room, dining room, study, kitchen/breakfast room, reception hall, utility room, double garage, workshop, parking and gardens. In all, approximately 0.51 acre.

LOCATION

The property is situated in a popular road approximately 0.4 mile to the high street and 0.7 mile to the railway station. Petersfield offers a variety of amenities in a bustling town centre. Shops include Waitrose, Tesco and an M&S Food as well as numerous cafes and boutique shops. The train station provides a direct line to London Waterloo (in a little over 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, polo at Cowdray Park and sailing along the South Coast. Being in the heart of The South Downs National Park, the surrounding area is renowned for its unspoilt countryside and outdoor pursuits. There are many popular schools in the area including Churcher's College, Bedales, Ditcham Park and The Petersfield School.

DIRECTIONS

From the bottom of the High Street next to the War Memorial turn right into Dragon Street. Take the second turning on the left into Sussex Road. On reaching The Heath on your left, the property is situated on your right hand side.

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:** "G"

EPC Rating: "B" (87)

Service Charge: N/A

Ground Rent: N/A

Rights & Easements: None known

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

Restrictions: Within the South Downs National Park

Mobile Signal: Likely (Ofcom)

Broadband Availability: Ultrafast (Ofcom)

Parking: Ample driveway parking and double garage

Viewings: Strictly by appointment with Winkworth Petersfield

WHAT3WORDS: ///uptake.winemaker.abode



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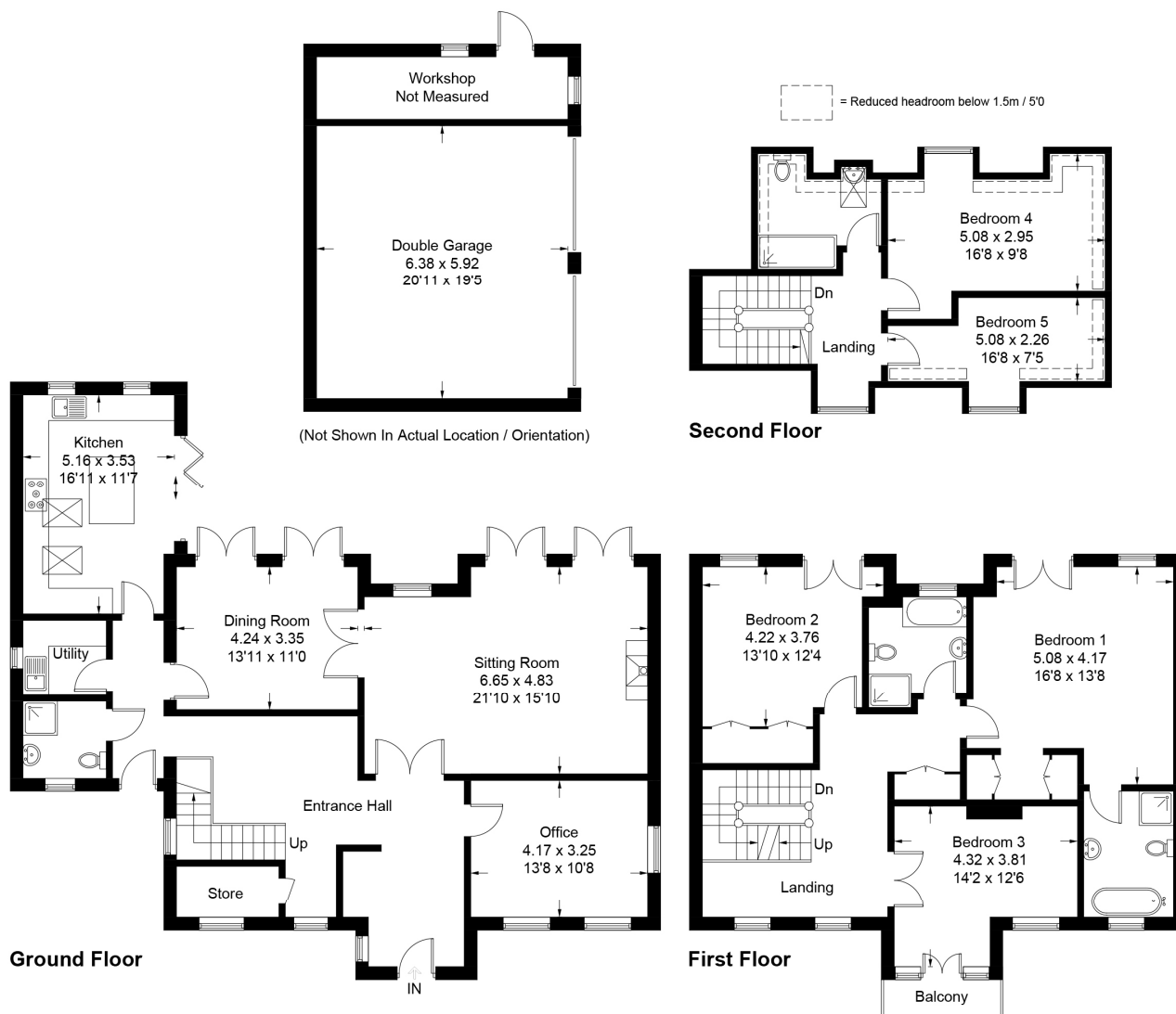
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Approximate Gross Internal Area = 305.7 sq m / 3291 sq ft
(Including Double Garage and Excluding Workshop)



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 2023.

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