



## Buckmore Avenue, Petersfield, Hampshire, GU32

Guide Price: £900,000 Freehold

A beautifully presented detached family home with a west-facing garden on a no-through road and just 0.4 miles to the train station.

Four bedrooms, family bathroom, three reception rooms, kitchen/breakfast room, utility room, downstairs cloakroom with WC, hall, porch, store/workshop, garden and parking.

EPC Rating: "D" (62).

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## DESCRIPTION

The property is a detached family home with brick elevations under a tiled roof, accommodation over two floors and believed to originally date from 1967. A particular feature of the house is the tremendous reception space with three rooms, two of which lead to the kitchen that has a central island, breakfast bar, two sets of French doors leading to the garden and a light atrium. From the hall, a turning staircase leads to a landing, off which are four bedrooms and a family bathroom. Outside, the house is approached by a gravel drive with parking for a number of cars. The garden is to the rear and can be accessed either through the house or by a side gate. Immediately adjoining the rear wall of the house and from the kitchen is a paved terrace with a brick-built barbeque/outside fireplace; perfect for entertaining guests. The garden is mainly laid to lawn and being west facing is an ideal spot to unwind during the long summer afternoons.





## LOCATION

The property is situated to the west of the town centre on a no-through avenue, 0.4 miles from the train station and only 0.7 miles to The High Street. Petersfield offers a variety of amenities in a bustling town centre. Shops include Waitrose, M&S Food, Tesco 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. 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 countryside is renowned for its natural beauty and outdoor pursuits. There are many popular schools in the area including Churcher's College, Bedales, Ditcham Park and The Petersfield School.

Mains gas, electricity, water and drainage.

## LOCAL AUTHORITY

East Hampshire District Council, Petersfield. Band: F.

## DIRECTIONS

From our office at 26 High Street, proceed up the High Street and pass The Square on your left. Follow the road around to the right into Chapel Street and on reaching Station Road, turn left. Proceed over the level crossing and at the first roundabout, take the second exit into Bell Hill and then the first turning on the left into Buckmore Avenue. Proceed down the road and around a sharp corner to the right. The house is on the left, just as the road starts to the bend to the right.

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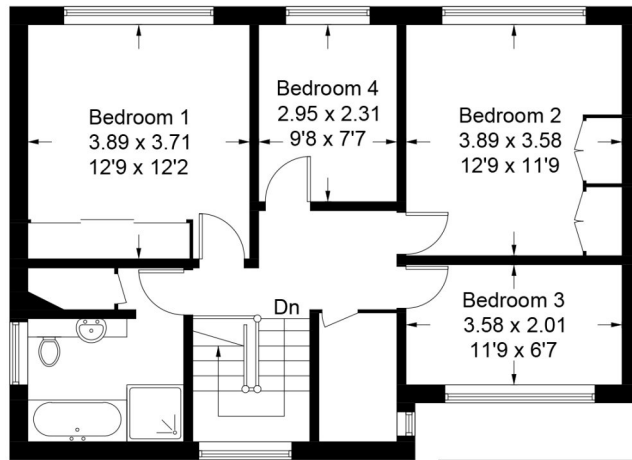


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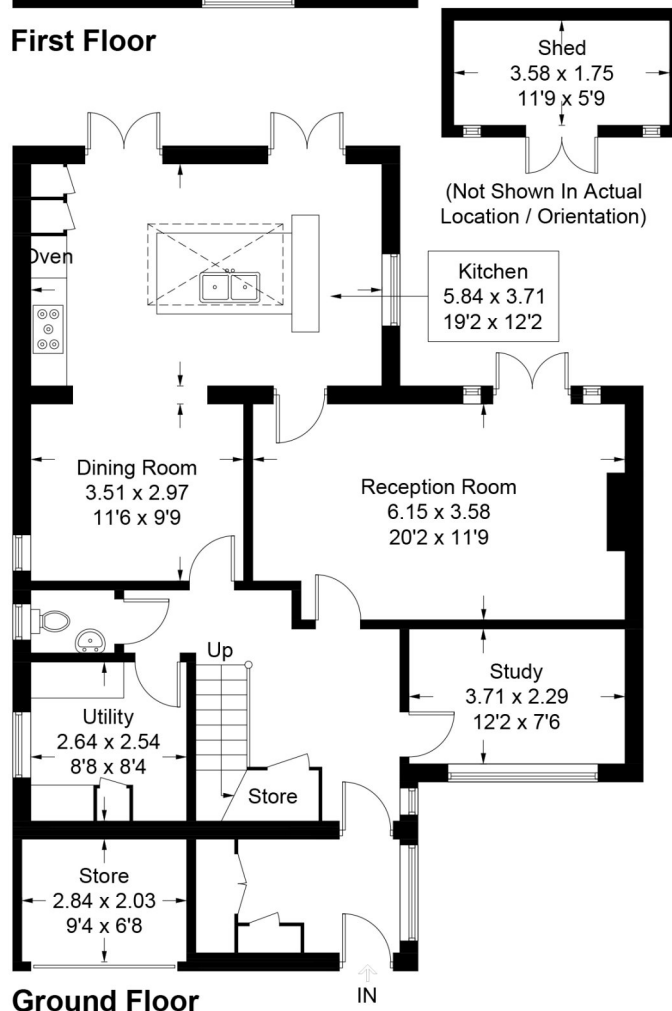
Approximate Gross Internal Area = 162.1 sq m / 1745 sq ft

Outbuildings = 11.9 sq m / 128 sq ft

Total = 174 sq m / 1873 sq ft



**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 Emzoo Marketing 2024.

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