



Woodbury Avenue, Petersfield, Hampshire, GU32

£3,250 per calendar month

On a popular avenue close to the train station, a detached family house with gardens, garage and parking.

Principle bedroom with en-suite bathroom, two further bedrooms, family bathroom, sitting room, dining room, kitchen/breakfast room, cloakroom with WC, good size front and rear gardens, detached garage and driveway.

EPC Rating: "C" (70).

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DESCRIPTION

A very nicely presented three bedroom detached family house situated in a very popular tree lined avenue. The property offers well proportioned accommodation over two floors as denoted in the floor plan. Of particular note is the master bedroom with sizeable en-suite bathroom, well appointed kitchen/breakfast room and triple aspect sitting room. The gardens are another lovely feature of the property being mainly laid to lawn with mature beds and borders. The driveway provides ample off street parking and there is a detached garage.

LOCATION

The property is situated to the west of the town centre on a tree lined avenue, 0.5 miles from the train station and only 0.9 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.

Services: Mains gas, electricity, water and drainage.



LOCAL AUTHORITY

East Hampshire District Council, Petersfield

DIRECTIONS

From our office at 26 High Street, proceed up towards and pass The Square on your left. Following 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 right into Woodbury Avenue. Continue up the road and follow the road around a left-hand bend passing the spur road off to the right. The house is after a short distance on the right.

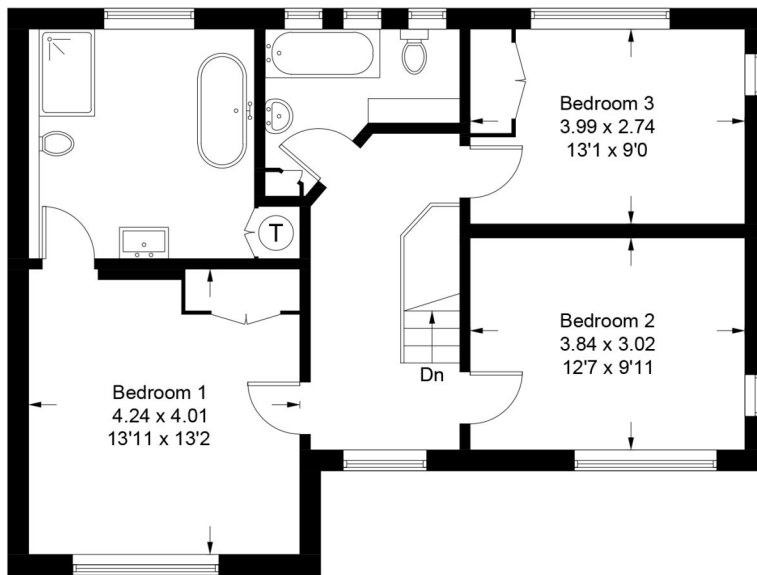


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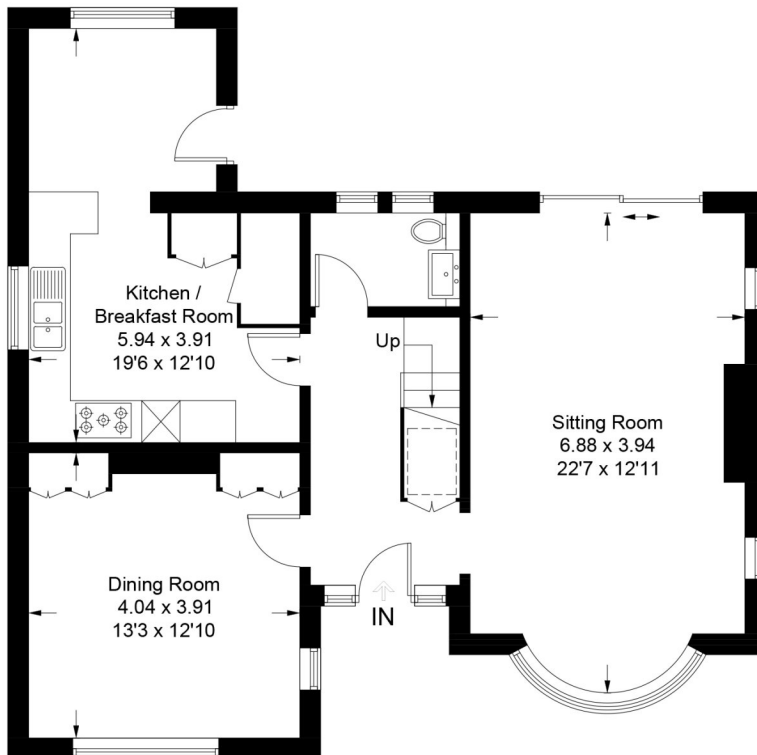
Approximate Gross Internal Area = 143.9 sq m / 1549 sq ft

Garage = 18.8 sq m / 202 sq ft

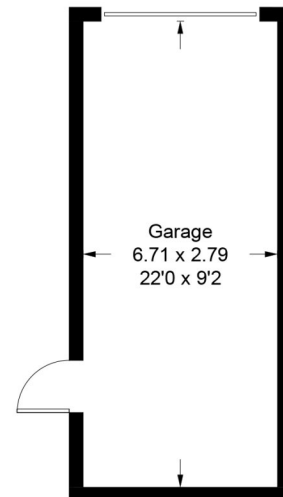
Total = 162.7 sq m / 1751 sq ft



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

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 2021.

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