

# Piggott Place, Petersfield, Hampshire, GU31

Offers in Excess of £825,000 Freehold

An excellent four-bedroom detached house situated in a small culde-sac, backing onto the recreational ground in Sheet. NO  $\,$  ONWARD CHAIN.

#### **KEY FEATURES**

- Four-bedroom detached family home
- Situated in a small cul-de-sac
- Modern and versatile living accommodation
- Access directly on to Sheet recreational ground to the rear
- Garage and off-street parking
- No onward chain





**Petersfield**01730 267274 | petersfield@winkworth.co.uk





#### DESCRIPTION

A superbly presented four bedroom detached modern family house, available to buy in Sheet. With accommodation over two floors, the layout is practical and flexible. Of particular note is the tremendous kitchen/breakfast room with double doors leading to the rear garden. The sitting room is to the rear of the house, again with double doors to the rear garden and there is also a dining room, study, utility room and downstairs cloakroom. On the first floor are four good sized bedrooms, a family bathroom and the main bedroom has its own en suite shower room. The rear garden is laid to lawn, beyond which is a pedestrian gate to the recreation ground. To the front of the property is a parking area and an attached single garage.

#### **ACCOMMODATION**

Principal bedroom with en suite shower room, three further double bedrooms, family bathroom, sitting room, dining room, kitchen/breakfast room, study, utility, downstairs WC, off-street parking, single garage and garden

#### **LOCATION**

The house is situated in the village of Sheet, on the north-eastern fringes of Petersfield. The village has a church, primary school, nursery, two public houses, recreation ground and a furnishing shop. The market town of Petersfield is situated just over a mile by car to the south-west and 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 tunnel at Hindhead provides relatively congestion free travel north along the A3 to Guildford and London. The town has many active clubs and societies, and leisure pursuits include golf available at Petersfield, Liphook and Midhurst, horse and motor racing at Goodwood, polo at Cowdray Park and sailing along the South Coast. The house is in the heart of the South Downs National Park and as you may well expect, offers fantastic walking and riding. There are many popular schools in the area including Churcher's College, Bedales, Ditcham Park, The Petersfield School and Bohunt.

#### DIRECTIONS

From the centre of Petersfield, proceed up Ramshill in a northeasterly direction, passing the main entrance to Churcher's College on your right. At the roundabout, take the second exit and proceed down the hill. Continue along London Road passing Pulens Lane on your right and Inmans Lane on your left and Piggotts Place is situated on your left, shortly before The Half Moon Public House. As you proceed along Piggott Place, the property is the third house on the right. Please note, for the purpose of viewing the property, please park in the layby on the right-hand side.

01730 267274 | petersfield@winkworth.co.uk



#### 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: "C" (77)
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: Superfast** (Ofcom) **Parking:** Off-street parking and garage

Viewings: Strictly by appointment with Winkworth Petersfield

WHAT3WORDS: ///inert.expect.planting









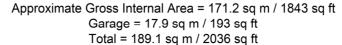
Winkworth for themselves and the Vendors or lessors of this property whose agents they are, give notice that: i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations 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.



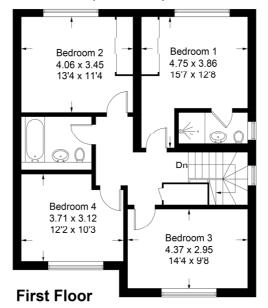


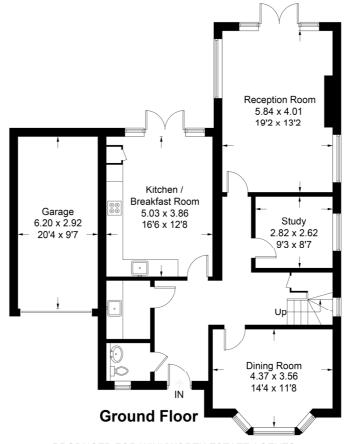


## **Piggott Place, GU31**









### 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 2024.

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.



