



## Bell Hill, Petersfield, Hampshire, GU32

Guide Price: £695,000 Freehold

An extended family home close to the train station, with gardens, garage and parking.

Master bedroom with en suite shower room, three further bedrooms, family bathroom, separate shower, sitting room, dining room, kitchen/breakfast room, utility area, downstairs cloakroom with WC, garage, parking and gardens.

EPC Rating: "D" (63).

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## DESCRIPTION

The property is a semi-detached family home, believed to date from the 1920's with part brick and rendered elevations under a tiled roof and accommodation over three floors. The layout can be seen within the floorplan but of particular note is the extended kitchen/breakfast room with skylights, allowing light to flow through the room and double doors lead to the rear garden. The dining room has a gas flame effect burner and there's an open fire in the sitting room with a pretty bay window to the front of the property. From the hall, stairs rise to the first floor landing, off which are three bedrooms, a family bathroom and a separate shower. From the landing, another stair case leads to the converted attic space where there is the master bedroom with its own en suite shower room. Outside, the house is approached by a gravel drive with parking for a number of cars leading to a single attached garage. The garden to the rear is mainly laid to lawn and is enclosed by either hedging or fencing. There are two terraces at either end of the garden so you have ideal spots to capitalise on the summer sunshine at different times of the day.



## LOCATION

The property is situated to the west of the town centre, 500 metres from the train station and only 950 metres 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 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 countryside is renowned for its unspoilt landscape and outdoor pursuits. There are many popular schools in the area including Churcher's College, Bedales, Ditcham Park, The Petersfield School and Bohunt.

Services: Mains gas, electricity, water and drainage.

Ref: AB/200127/1

## 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. Follow the road around to the right into Chapel Street and on reaching Station Road, turn left. Proceed over the level crossing, passing the Volkswagen Garage on the right and on reaching the roundabout, take the second exit up Bell Hill. The property is on your right, almost immediately before the turning to Woodbury Avenue.



# Bell Hill, GU32

Approximate Gross Internal Area = 157.3 sq m / 1693 sq ft

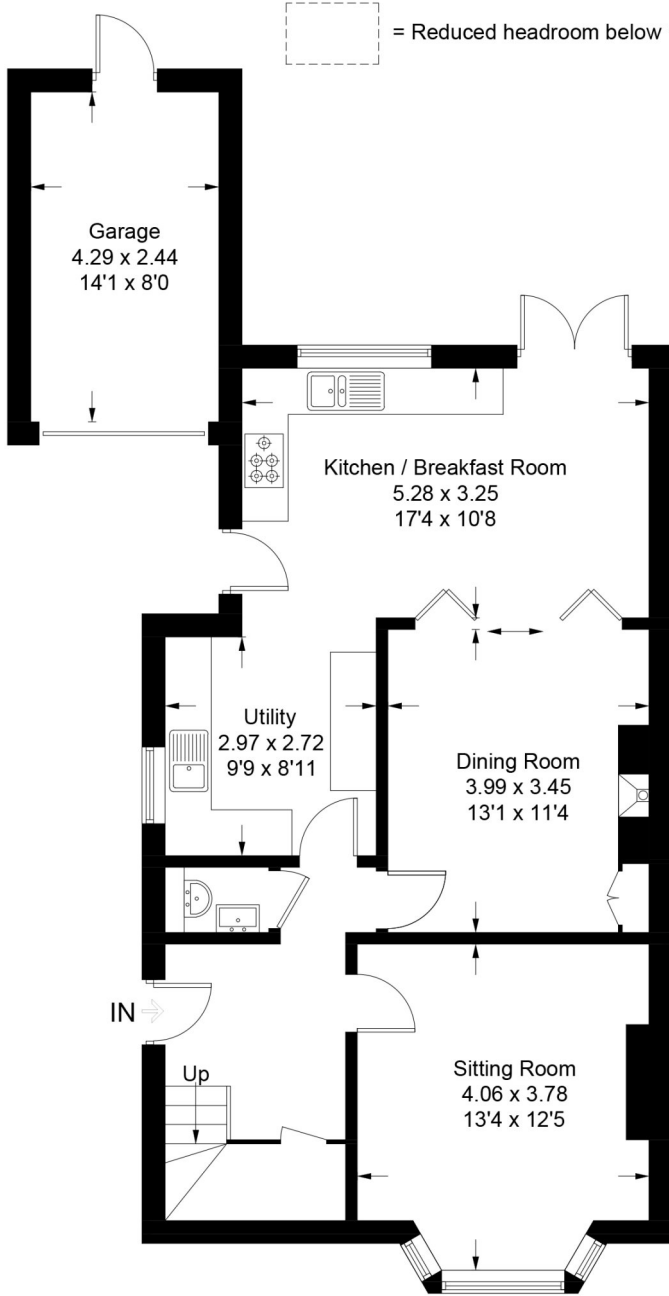
Garage = 10.7 sq m / 115 sq ft

Total = 168 sq m / 1808 sq ft

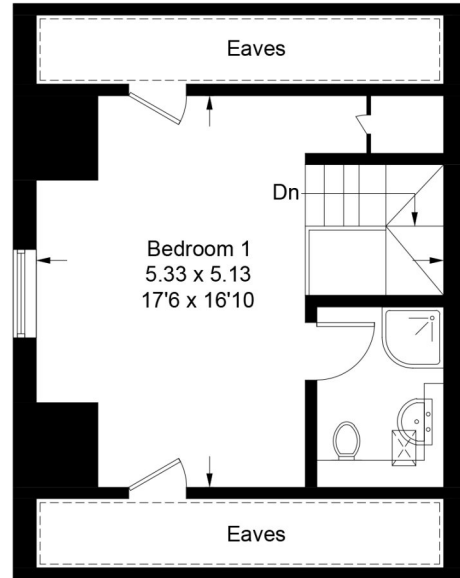
(Including Eaves / Excluding Void)



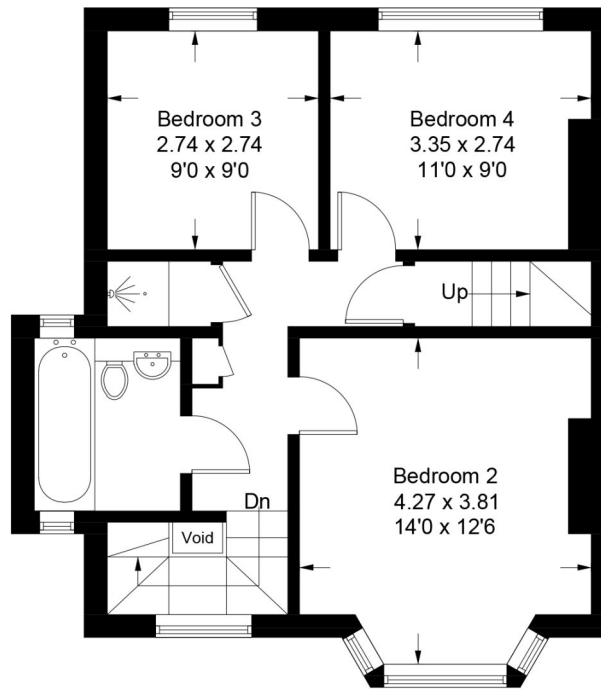
= Reduced headroom below 1.5m / 5'0"



**Ground Floor**



**Second 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 2020.

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