



Heath Road, Petersfield, Hampshire, GU31

Guide Price: £1,175,000 Freehold

A well-presented house on a prime residential road within 250 metres of Petersfield High Street.

NO ONWARD CHAIN.

Main bedroom with en suite shower room, guest bedroom suite, 2 further bedrooms, family bathroom, sitting room with dining area, kitchen/breakfast room, sunroom/entrance vestibule, utility room, downstairs cloakroom with WC, garden and double garage.

EPC Rating: "E" (47).

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DESCRIPTION

The property is a part of an historic country house on the edge of the town centre. Completely refurbished by the current owners in 2020, yet retaining many period features including exposed timbers, the property has rendered and stone elevations under a slate roof and accommodation over three floors. The floorplan denotes the layout, but of particular note is the lovely sitting room with a large window over-looking the garden and a stone open fireplace. The kitchen is fitted with matching floor and wall mounted units and there is ample room for large family table. On the first floor are two bedrooms, both with their own en suite shower rooms and on the top floor are a further two bedrooms and a family bathroom. The aspect from the upstairs windows are over lovely, established neighbouring gardens. Outside is a delightful south facing garden which is mainly laid to lawn with well-established flower beds and mature trees. There is also a double garage with a storage area above. A viewing is strongly recommended to fully appreciate the care and attention that has gone into the renovation of this handsome property.



LOCATION

The property is situated in one of Petersfield's most favoured roads and just a matter of yards from the High Street. Petersfield is situated in the heart of The South Downs National Park 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 town has many active clubs and societies with golf available at Petersfield and Liphook, horse and motor racing at Goodwood, The Festival Theatre in Chichester, polo at Cowdray Park and sailing along the South Coast. 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.

Ref: AB/210056/3

LOCAL AUTHORITY

East Hampshire District Council, Petersfield

DIRECTIONS

From our office at 26 High Street, turn left, passing the war memorial on your right. Proceed straight on into Heath Road, passing the Festival Hall on your left and as the roads bears right at the junction of Herne Road, there is a drive on the left and the property is the first on the left.

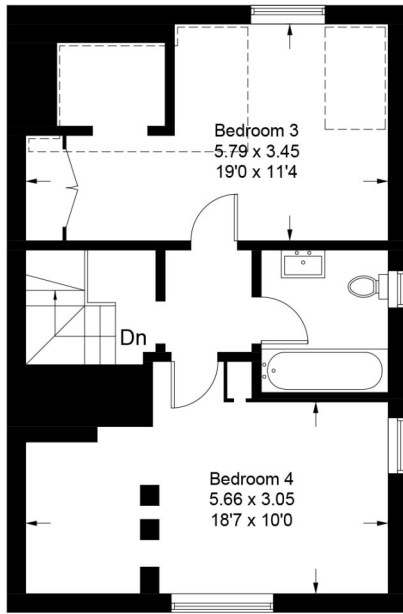


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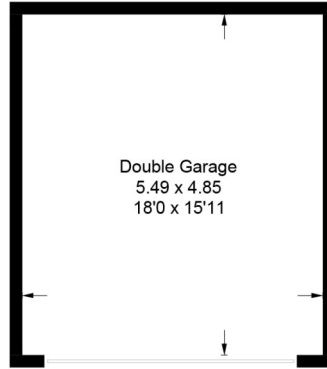
Approximate Gross Internal Area = 204.8 sq m / 2204 sq ft

Double Garage = 26.7 sq m / 287 sq ft


Total = 231.5 sq m / 2491 sq ft

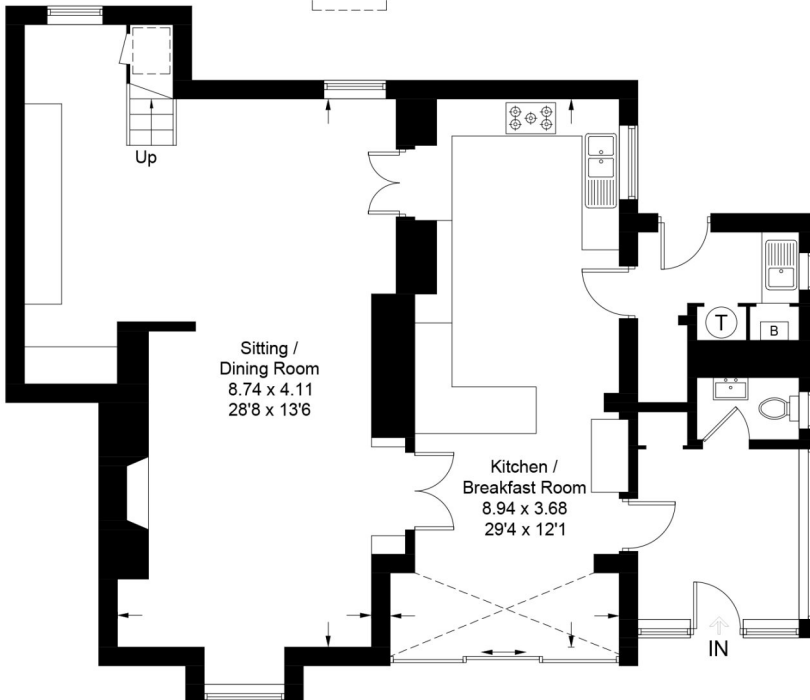


Second Floor

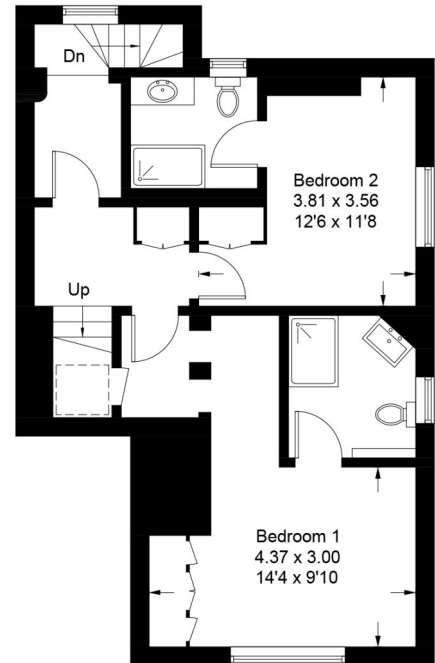


(Not Shown In Actual Location / Orientation)

 = Reduced headroom below 1.5m / 5'0



Ground 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 Emzoo Marketing 2021.

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