



Hylton Road, Petersfield, Hampshire, GU32

Guide Price: £600,000 Freehold

In the heart of the town, a semi-detached family house oozing charm and character with a south-west facing garden and Planning Permission to extend.

Master bedroom with en suite shower room and study/ dressing room/ occasional fourth bedroom, two further bedrooms, family bathroom, sitting room, dining room, kitchen, utility and gardens.

EPC Rating: "E" (45).

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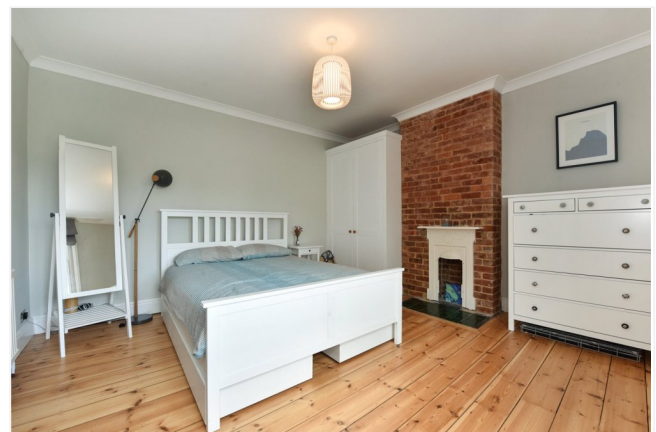
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DESCRIPTION

The property is a semi-detached characterful home believed to date from 1910 with brick elevations under a tiled roof and accommodation over three floors. The layout can be seen in the floorplan but of particular note are the many period features including exposed wooden floors, exposed brickwork, sash windows and high ceilings. In July 2021, the Planning Permission was granted to replace the kitchen and extend the property to the rear, the whole width of the house to create a fabulous kitchen/breakfast room with double doors leading outside, a downstairs cloakroom with WC and utility room. Plans can be seen on The South Downs National Park website at <https://planningpublicaccess.southdowns.gov.uk/online-applications/applicationDetails.do?keyVal=QRSWOKTUHI300&activeTab=summary>.

Outside, the house is approached by a pedestrian path leading to the front door. The main garden lies to the rear and can be accessed either through the house or to the side. Immediately adjoining the rear wall of the house is a paved terrace. Steps lead down to a large area of lawn and a path meanders towards the bottom of the garden where there is a summer house, beyond which are two mature apple trees. Being south facing, the garden is a fantastic spot to unwind during the long summer afternoons. A viewing is strongly recommended to fully appreciate the style, space and scope which the property offers.



LOCATION

The property is situated on Hylton Road, just a short walk from The Square in the centre of the town. 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 tunnel at Hindhead now provides congestion free travel North along the A3 to Guildford and London. The town has many active clubs and societies with golf available at Petersfield, Liphook and Midhurst, horse and motor racing at Goodwood, polo at Cowdray Park and sailing along the South Coast. Being in 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 The Petersfield School (TPS), Bohunt, Churcher's College, Bedales and Ditcham Park.

Services: Mains water, electricity, gas and drainage.

Ref: AB/210126/2

LOCAL AUTHORITY

East Hampshire District Council, Petersfield

DIRECTIONS

On foot from our office at 26 High Street, proceed up the High Street, passing M&S Foods on your left. On reaching The Square, cross diagonally across, passing the Church on your left and the library on the right into Sheep Street. At the end of the road and on reaching The Spain, turn left along Hylton Road. The property is after a short distance on your right hand side.

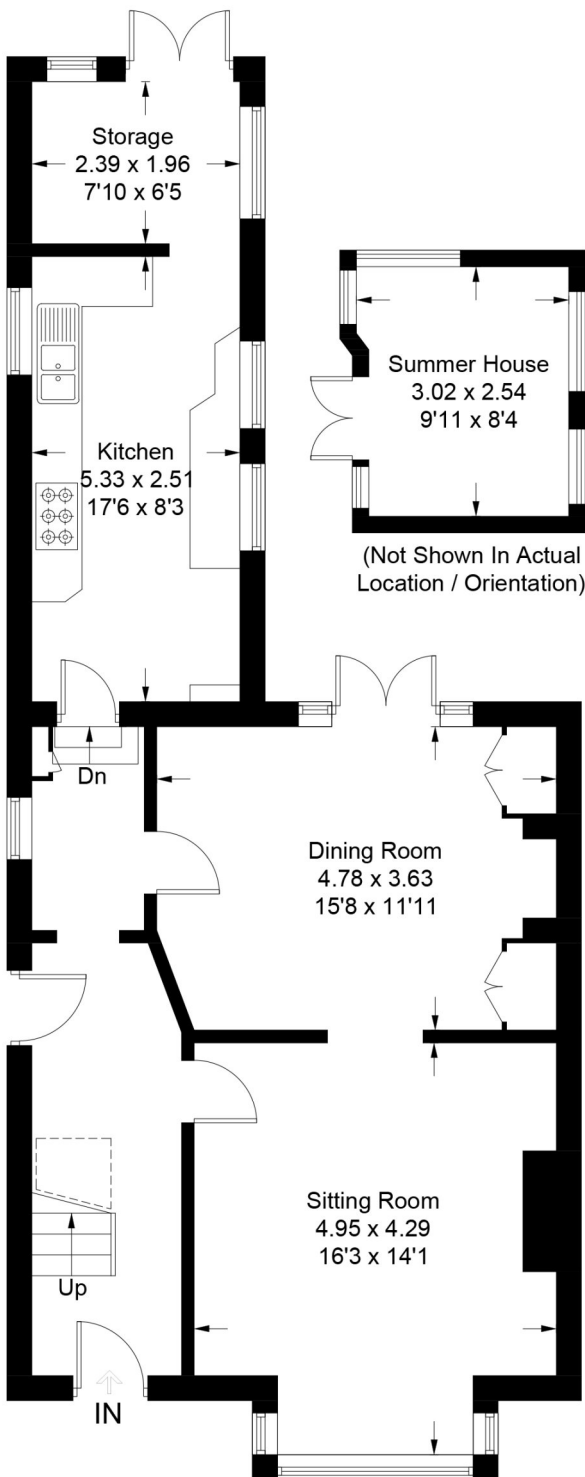


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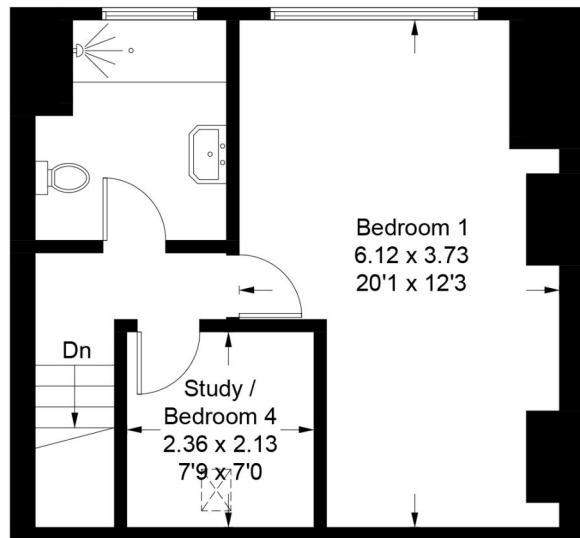
Approximate Gross Internal Area = 157.5 sq m / 1695 sq ft

Summer House = 7.3 sq m / 78 sq ft

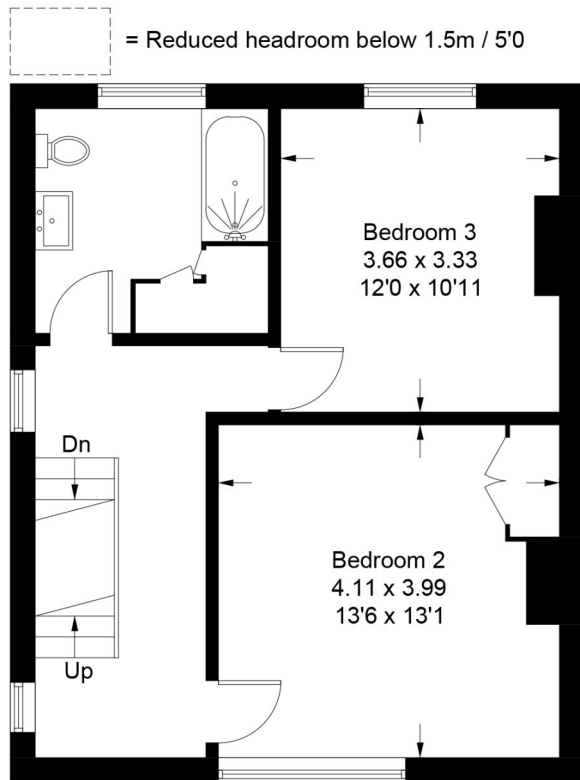
Total = 164.8 sq m / 1773 sq ft



Ground Floor



Second Floor



First Floor

= Reduced headroom below 1.5m / 5'0"

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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