



## Ridge Common Lane, Petersfield, Hampshire, GU32

Guide Price: £725,000 *Freehold*



In the parish of Steep, a beautifully presented semi-detached cottage in a tucked away location with delightful gardens and parking.

### KEY FEATURES

- A pretty semi-detached cottage
- In a tucked away location
- Beautifully presented throughout
- Delightful gardens and parking
- Oak-framed barn-style double carport



Petersfield

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#### DESCRIPTION

The property is a pretty, period, semi-detached cottage with brick, stone and part tile-hung elevations under a tiled roof and accommodation over two floors. The layout of the house can be seen in the floorplan but of particular note is the tremendous large main reception room with a log burner and an extended dining area with double doors leading outside. The kitchen/breakfast room is fitted with matching floor and wall mounted units and there's enough room for a family sized breakfast table. Towards the rear of the house is a utility room and downstairs shower room with WC. From the hall, stairs rise to the first floor landing, off which are three bedrooms, all of which are large enough for double beds and a recently fitted bathroom. From the main bedroom, there's a balcony overlooking the garden which is an ideal spot for your morning coffee. Outside, the house is accessed by a shared drive through electric gates which lead to a further set of electric gates taking you to the private drive for this property where there's a parking area and an oak framed, barn-style double carport with storage above. The main garden is laid to lawn and there's a paved terrace and mature shrubs, enclosed by hedging which offers complete privacy. Being on the western side of the house, the garden is perfect for unwinding during the long summer afternoons. To fully appreciate this beautifully presented character home, an internal viewing is strongly recommended.

#### ACCOMMODATION

- A pretty semi-detached cottage
- In a tucked away location
- Beautifully presented throughout
- Delightful gardens and parking
- Oak-framed barn-style double carport

#### LOCATION

The property is situated on Ridge Common Lane near the sought after village of Steep, just to the north of Petersfield in the heart of The South Downs National Park. It lies towards the fringes of the popular village of Stroud, approximately 1.3 mile to the west of Petersfield. In the village of Stroud is The Seven Stars Public House and the popular Langrish Primary School. 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 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 and Liphook, horse and motor racing at Goodwood, polo at Cowdray Park and sailing along the South Coast. There are many popular schools in the area including Bedales, Churcher's College, Ditcham Park, The Petersfield School and Bohunt School.

#### DIRECTIONS

From the centre of Petersfield, proceed along Station Road going over the level-crossing, passing the station on the left. Continue to the bottom of the hill and take the first exit at the roundabout onto Winchester Road. At the next big roundabout, take the third exit (passing under the A3) following signs to Winchester along the A272. After a few hundred metres and as the road bends sharply to the left, turn right up Ridge Common Lane. Proceed further until you enter Stroud and after passing the bottom of Ridge Common Lane on your right, there are a number of houses on your left. The drive to the property is after approximately 250 metres on your left.

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## MATERIAL INFORMATION

**Method of sale:** Private treaty

**Tenure:** Freehold

**Construction:** Brick, stone and tile

**Services:** Mains water and electricity. Oil-fired central heating and private drainage

**Council Tax:** East Hampshire District Council. **Band:** "E"

**EPC rating:** "E" (48)

**Service Charge:** N/A

**Ground Rent:** N/A

**Rights & Easements:** To access the property, you cross a neighbour's driveway.

**Restrictions:** Within the South Downs National Park

**Flooding:** To the best of our knowledge, there has been no internal flooding

**Mobile Signal:** Likely (Ofcom)

**Broadband Availability:** Superfast (Ofcom)

**Parking:** Double carport

**Viewings:** Strictly by appointment with Winkworth Petesfield

**WHAT3WORDS://**escaping.takeovers.immediate



For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/PET170013>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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Petersfield

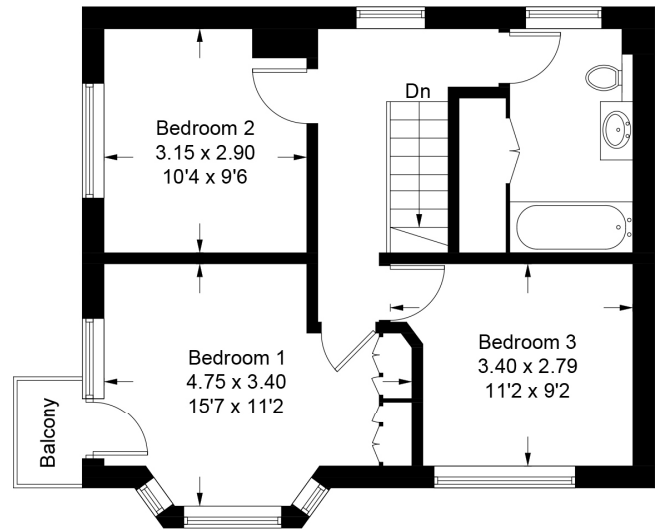
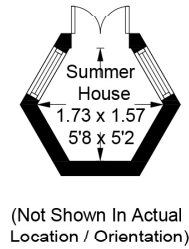
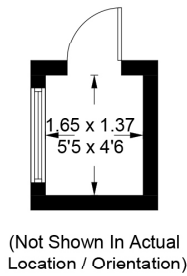
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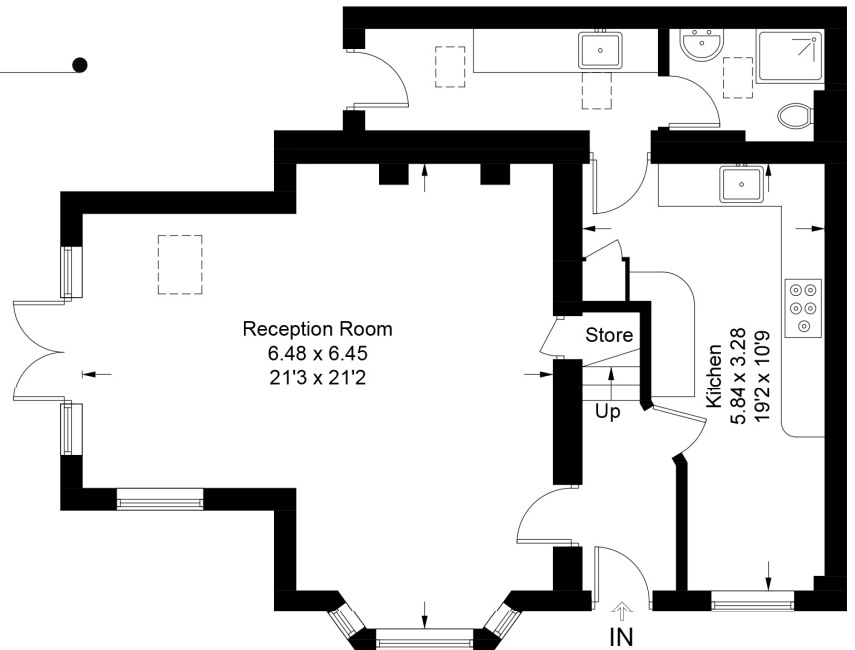
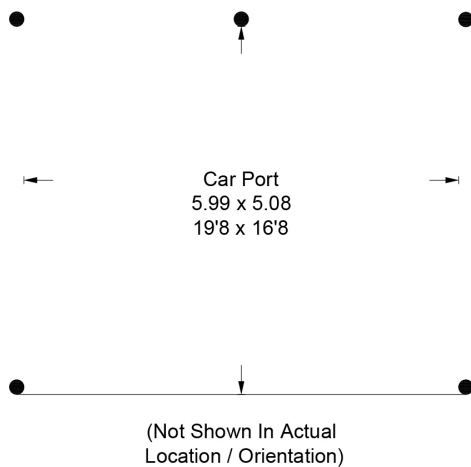
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# Ridge Common Lane, GU32

Approximate Gross Internal Area = 113.0 sq m / 1216 sq ft  
 Outbuildings = 4.2 sq m / 45 sq ft  
 Total = 117.2 sq m / 1261 sq ft  
 (Excluding Car Port)



**First Floor**



**Ground 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 2024.

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