



## Warren Corner, Petersfield, Hampshire, GU32

Guide Price: £475,000 *Freehold*



A three-bedroom terraced cottage with bags of charm situated in a delightful semi-rural location.

### KEY FEATURES

- Characterful cottage
- Delightful semi-rural location
- Front and rear gardens
- Allocated parking space



Petersfield

01730 267274 | [petersfield@winkworth.co.uk](mailto:petersfield@winkworth.co.uk)

**Winkworth**

for every step...





#### DESCRIPTION

A charming three bedroom terraced period house of brick elevations under a slate tiled roof. The cottage retains many character features including beams, exposed brickwork and a wood burner which offers a stylish focal point. The accommodation is arranged over two floors with three bedrooms (one currently used as a study) on the first floor. Two reception rooms, kitchen and bathroom on the ground floor. Outside there are mature and well stocked gardens to the front and rear and a sunny paved patio by the kitchen which is ideal for relaxing and outside dining. A drive provides off street parking. The location, surrounded by the wonderful Hampshire countryside and with the fields opposite filled with crops, is what really sells the property. An internal inspection is thoroughly recommended.

Agents Note: The photos of views have not been taken directly from the property but give a good representation of the immediate location.

#### ACCOMMODATION

Three bedrooms, sitting room, dining room, kitchen, bathroom, front and rear gardens, one allocated parking space.

#### LOCATION

The property is situated in a rural and quiet location between Froxfield and Priors Dean, nestled in the heart of the South Downs National Park. The surrounding countryside offers splendid views with wide horizons, but also intimate secluded places and provides habitats for an amazing range of wildlife and rare birds. As you may well expect, the area is fantastic for outdoor pursuits. The market town of Petersfield is less than five miles to the south-east. Petersfield offers a variety of amenities in a bustling town centre. Shops include Tesco, Waitrose, Lidl, Aldi and M&S Food. There are numerous boutiques, cafes and further shops. Two excellent pubs, The Trooper Inn and the well known "The Pub with No Name" are both a short distance away. The station provides a service to London Waterloo approximately an hour to the north and Portsmouth about 30 minutes 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. There are many popular schools in the area including Bedales, Churcher's College, Ditcham Park, The Petersfield School and Bohunt. Froxfield Stores and Post Office is a short 1.5 mile drive away.

#### DIRECTIONS

From our office proceed past the War Memorial to the end of the High Street and turn left into College Street. At the end of College Street bear left into Station Road and continue along here, over the level crossing and at the roundabout take the second exit into Bell Hill. Continue up Bell Hill and Stoner Hill to the top passing The Trooper Public House on your right and then take the next turning on your right. Proceed down the lane and after approximately 1/4 mile the property will be seen on the left opposite a bus stop.

Petersfield

01730 267274 | [petersfield@winkworth.co.uk](mailto:petersfield@winkworth.co.uk)

**Winkworth**

for every step...



## MATERIAL INFORMATION

**Method of sale:** Private treaty

**Tenure:** Freehold

**Construction:** Brick and tile

**Services:** Oil-fired central heating, mains electricity, private drainage (septic tank) and water supplied from a local farm

**Council Tax Band:** "D"

**EPC rating:** "E" (53).

**Service Charge:** N/A

**Ground Rent:** N/A

**Rights & Easements:** There is a right of way across a neighbouring property to the rear.

**Flooding:** To the best of our knowledge, the property has never flooded.

**Mobile signal:** Outdoor Likely (Ofcom)

**Broadband availability:** Standard (Ofcom)

**Parking:** Parking for one car

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

**WHAT3WORDS:** ///thumb.asteroid.severe



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



<https://www.winkworth.co.uk/sale/property/PET230106>

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.

### Important Notice

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

Petersfield

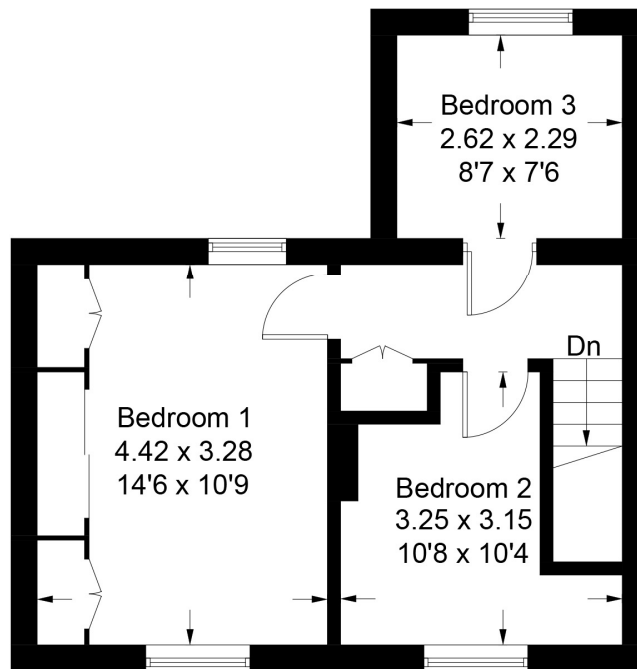
01730 267274 | [petersfield@winkworth.co.uk](mailto:petersfield@winkworth.co.uk)

**Winkworth**

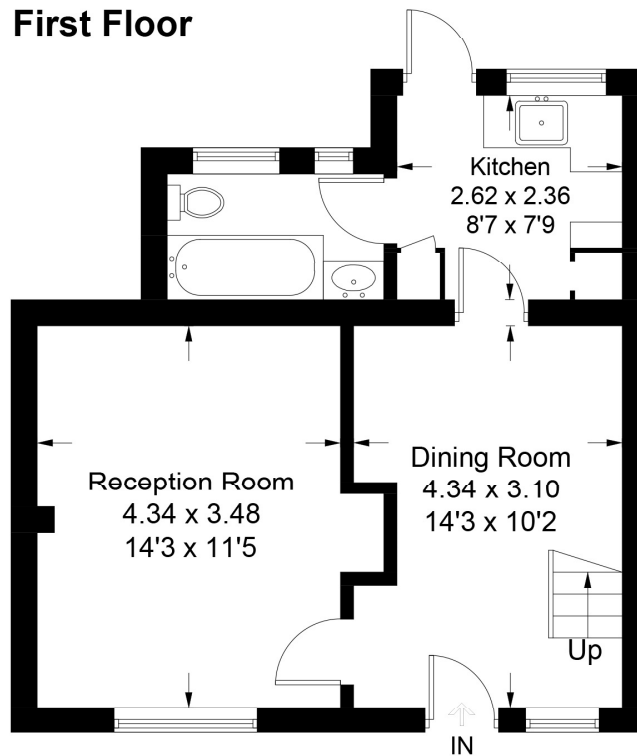
for every step...

# Warren Corner, GU32

Approximate Gross Internal Area  
78.1 sq m / 841 sq ft



**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 2023.

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.

Petersfield

01730 267274 | [petersfield@winkworth.co.uk](mailto:petersfield@winkworth.co.uk)

**Winkworth**

for every step...