



## Woodbury Avenue, Petersfield, Hampshire, GU32

Guide Price: £950,000 Freehold

On a popular tree-lined avenue close to the train station, an immaculately presented, extended four bedroom semi-detached family home with a southerly garden and ample driveway parking.

Principal bedroom with en suite shower room, three further bedrooms, family bathroom, hall, downstairs WC, sitting room, kitchen/breakfast room, utility, family room, parking and garden.

EPC Rating: "D" (68).

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## DESCRIPTION

The property is a semi-detached family home with brick and painted rendered elevations under a tiled roof offering beautifully presented, well-proportioned accommodation over three floors. Believed to have originally been built in the 1930s, the property has since been extended to the side and rear whilst the loft has been converted to create a principal suite. The layout can be seen in the floorplan but of particular note is the tremendous kitchen/breakfast room with a central island, off which is a family room and bi-folding doors that lead outside. There is a generously-sized sitting room to the front of the house with a wood burning stove and a large bay window. A downstairs WC can also be found under the stairs. From the hall, stairs rise to the first floor landing, off which are three double bedrooms and a family bathroom. An additional staircase rises to the principal bedroom which has an en suite shower room. Outside, the house is approached by a drive with parking for a number of cars. Accessed either through the house or via a side gate, the extensive garden is mainly laid to lawn with a variety of mature borders and hedging whilst benefitting from plenty of sun and light throughout the day. There is also a large patio area with a pizza oven and brick built barbecue making it an ideal spot for outside entertaining.





## LOCATION

The property is situated to the west of the town centre on a tree lined avenue, 0.4 miles from the train station and only 0.7 miles 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 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, 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 natural beauty and outdoor pursuits. There are many popular schools in the area including Bedales, Churcher's College, Ditcham Park and The Petersfield School.

## LOCAL AUTHORITY

East Hampshire District Council, Petersfield. Band E.

## SERVICES

Mains gas, electricity, water and drainage.

## DIRECTIONS

From our office at 26 High Street, proceed up the High Street 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 and at the first roundabout, take the second exit onto Bell Hill and then the first turning on the right into Woodbury Avenue. The property can be found on your right-hand side after approximately 250 metres.


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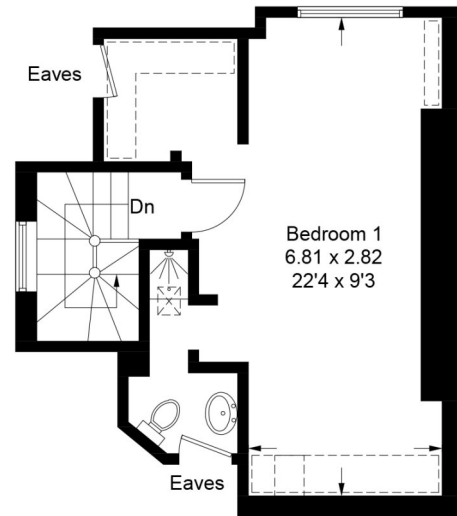


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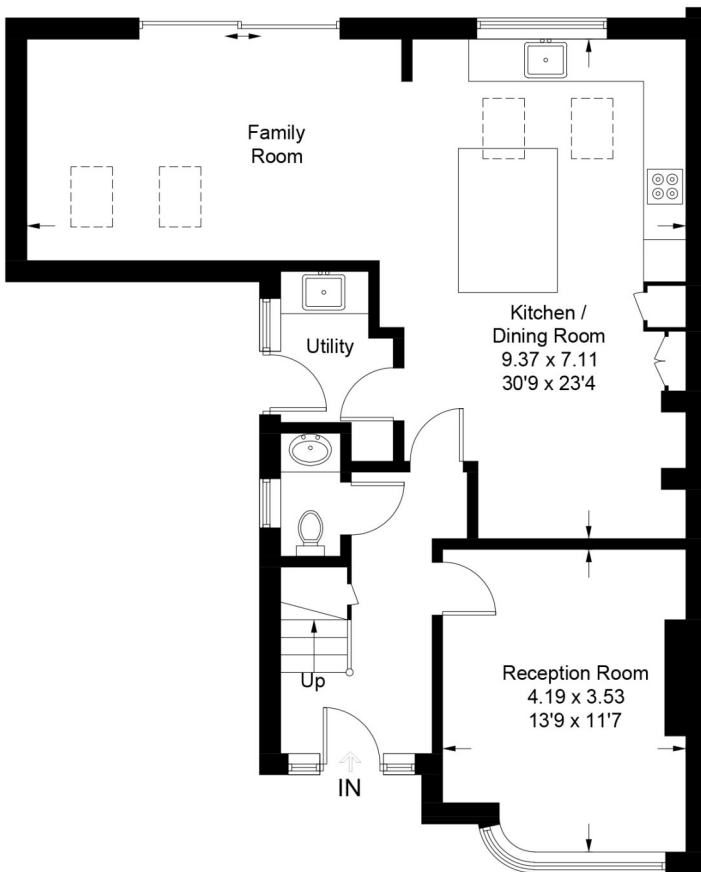
Approximate Gross Internal Area  
160.2 sq m / 1724 sq ft



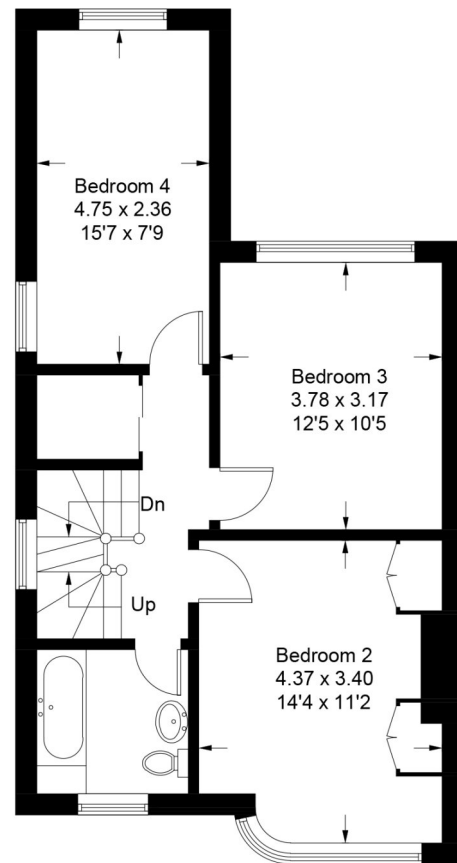
 = Reduced headroom below 1.5m / 5'0



## Second Floor



## 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 Emzo Marketing 2024.

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