



## Tilmore Gardens, Petersfield, Hampshire, GU32

Guide Price: £875,000 *Freehold*

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A pretty, extended semi-detached cottage situated within 1 mile of Petersfield High Street with a large southerly-facing garden, garage and parking.

### KEY FEATURES

- A pretty, extended semi-detached cottage
- Modern and versatile living accommodation
- Large southerly-facing garden
- Garage and driveway parking
- Close proximity to Petersfield Town and Station



Petersfield

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#### DESCRIPTION

Situated to the north of the town centre, a pretty cottage believed to originally date from 1912. The existing owners have lived at the property since 2009 and have carried out many improvements in that time. Of note is the beautiful orangery, an extension of the well-equipped bespoke kitchen with double doors leading to the garden. The triple aspect drawing room has a gas, flame effect wood burner and a set of double doors again leading to the garden. From the hall which has a wood burning stove and built-in cupboards, stairs rise to the first-floor landing, off which doors lead to four bedrooms and a family bathroom. The main bedroom has its own en-suite shower. Outside to the front of the house is a shingle area with parking for a number of cars leading to the garage. At the back of the garage there is a home office which could also be used as a playroom or gym. The main garden is to the rear and is accessed either through the house or by a side gate. There is a large, decked area, ideal for those summer barbeques with steps down to the main garden which is predominantly laid to lawn and contains a large greenhouse. The garden is bounded by mature hedging, plants and fencing, giving a good degree of privacy.

#### ACCOMMODATION

Main bedroom with en-suite shower room, 3 further bedrooms, family bathroom, kitchen/breakfast room, orangery, sitting room, hall, downstairs cloakroom with WC, utility, garage with office, parking and gardens.

#### LOCATION

The property is situated on a popular residential road to the north of the town centre. Petersfield lies in the heart of The South Downs National Park and offers a variety of amenities in a bustling town centre. Shops include Tesco, Waitrose, M&S Food, 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 and the Hindhead Tunnel 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 School.

#### DIRECTIONS

From our office at 26 High Street, turn right up the High Street, passing The Square on your left. Following the road round to the right into Chapel Street and continue to the end of the road. On reaching Station Road, proceed straight on into Tilmore Road, going over the railway bridge. Continue down the hill, taking the second turning on the right into Tilmore Gardens. Follow the road round the sharp bend to the left and the property is situated after a short distance on the right.



## MATERIAL INFORMATION

**Method of Sale:** Private treaty

**Tenure:** Freehold

**Construction:** Brick and tile-hung elevations under a tiled roof

**Services:** Mains gas, electricity, water and drainage

**Council Tax:** Chichester District Council. Band: "E"

**EPC Rating:** TBC

**Service Charge:** N/A

**Ground Rent:** N/A

**Rights & Easements:** None known

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

**Mobile Signal:** Limited (Ofcom)

**Broadband Availability:** Ultrafast available (Ofcom)

**Parking:** Garage and off-street parking

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

**WHAT3WORDS:** ///blissful.oppose.rebounds

Ref: AB/150112/1



### Important Notice

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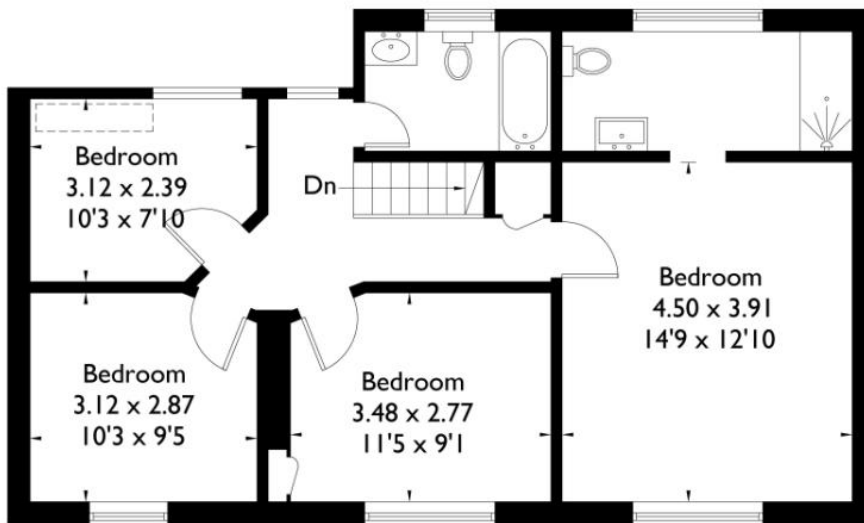
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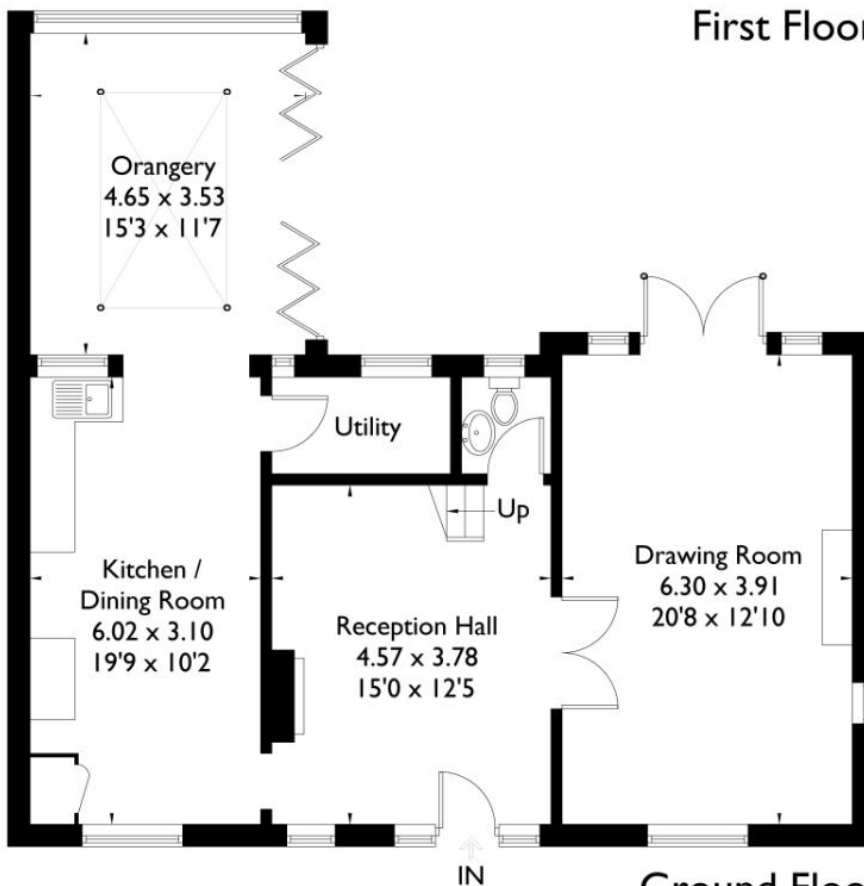
Approximate Gross Internal Area = 1948 sq m / 180.9 sq ft (Including Outbuilding)



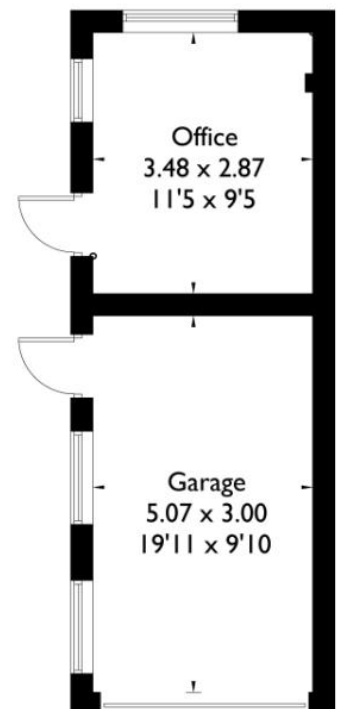
 = Reduced headroom below 1.5m / 5'0



First Floor



Ground Floor



Outbuilding

(Not Shown In Actual Location / Orientation)

Job Ref: 151640

Illustration for identification purposes only. The plan has been created using previous drawings as reference material, therefore the accuracy of information cannot be guaranteed. Not To Scale.

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