



## Churchfield Road, Petersfield, Hampshire, GU31

Guide Price: £850,000 Freehold

On a popular residential cul-de-sac close to Churcher's College, a detached family home with a garage, parking and a south facing garden.

Four bedrooms, en suite shower room, family bathroom, sitting room, dining room, kitchen/breakfast room, orangery, hall, downstairs cloakroom with WC, parking, garage, carport and garden.

EPC Rating: "D" (64).

**Winkworth**

for every step...

[winkworth.co.uk/Petersfield](http://winkworth.co.uk/Petersfield) 01730 267274





## DESCRIPTION

The property is a detached family house with brick elevations under a tiled roof, accommodation over two floors and believed to date from the late 1960's. The layout can be seen in the floorplan but of particular note is the sitting room with wood burner and a lovely orangery on the back of the house and being on the south side is a tremendously light addition no matter the season. Outside, the house is approached by a drive with parking for at least two cars leading to a single garage and carport with a car charging point. The garden to the rear is south facing and mainly laid to lawn, dissected into two parts by a beech hedge and there are a variety of mature borders. Towards the bottom of the garden is a small studio with lighting, electricity and a Wi-Fi hub which is used by the current owners all year round; a perfect addition for anyone wanting to work from home or for a budding artist.





## LOCATION

The property is situated on a cul-de-sac to the east of the town centre, within 1 mile from Petersfield High Street. Petersfield offers a variety of amenities in a bustling town centre. Shops include Waitrose, M&S Food, Tesco, Lidl, Aldi 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 rolling hills and unspoilt landscapes. There are many popular schools in the area including Churcher's College, Bedales, Ditcham Park School and The Petersfield School.

Services: Mains gas, electricity, water and drainage.

Ref: AB/230012/1

## LOCAL AUTHORITY

East Hampshire District Council, Petersfield

## DIRECTIONS

From the end of Petersfield High Street, proceed straight on into Heath Road and pass The Heath on your right. At the end of the road and on reaching a crossroads, turn left into Pulens Lane. After approximately 0.4 mile, turn left into Love Lane. Take the next turning on the right into Merryfield Road and then left into Churchfield Road. The property is after a short distance on your left.



# Churchfield Road, GU31

Approximate Gross Internal Area = 177.3 sq m / 1908 sq ft

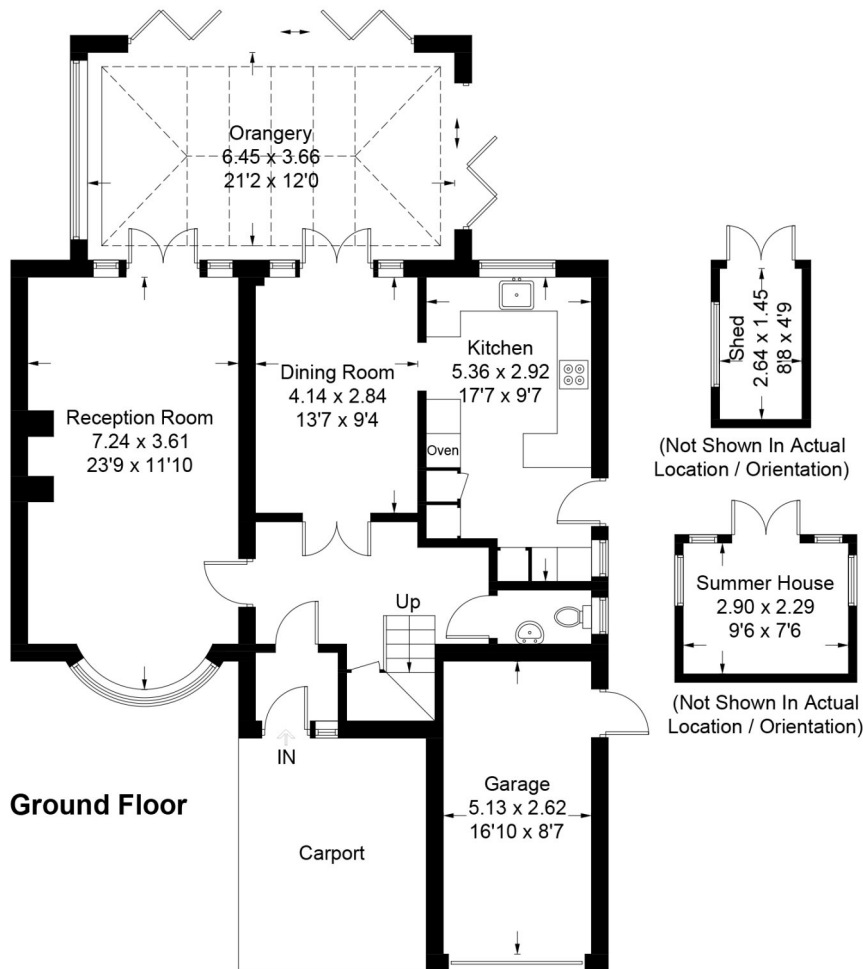
Outbuilding = 10.5 sq m / 113 sq ft

Total = 187.8 sq m / 2021 sq ft

(Excluding Carport)



**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.

Under the Consumer Protection from Unfair Trading Regulations 2008 (CPR), these Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.