



Parsonage Close, Petersfield Hampshire, GU32

Guide Price: £1,250,000 *Freehold*



A substantial detached family home in the popular village of Sheet with a south-facing garden, self-contained annexe, double garage and parking.

KEY FEATURES

- Substantial detached family home
- Internal accommodation approaching 3,500 sq. ft
- Self-contained annexe
- South-facing garden
- Double garage and parking
- Situated in the sought-after village of Sheet



Petersfield

01730 267274 | petersfield@winkworth.co.uk

Winkworth

for every step...



DESCRIPTION

The property is an attractive, modern detached family house with brick and timber elevations under a tiled roof and accommodation over two floors approaching 3,500 square feet. The layout can be seen in the floorplan and as you can see, would suit a wide range of purchasers including multi-generational families. Outside, the house is approached by a drive with parking for at least four cars leading to a detached double garage. The main garden is to the rear and adjoining the rear wall of the house is a large, paved terrace and an area of lawn. Being on the south side of the house, the garden is an ideal spot to unwind during the summer months.

ACCOMMODATION

House: Main bedroom with en suite bathroom, guest bedroom with en suite shower room, two further bedrooms, family bathroom, living room, dining room, family room, kitchen/breakfast room, utility room and downstairs cloakroom with WC.

Annexe: Reception room, kitchen, downstairs shower room, two bedrooms, bathroom.

Outside: Gardens, detached double garage and parking.

LOCATION

The property lies on the fringes of the popular village of Sheet. Within the village are two pubs, a primary school, pre-school and a church. The centre of Petersfield is 1.1 miles to the west and 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 a little over 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 Churcher's College, Bedales, Ditcham Park and The Petersfield School.

DIRECTIONS

From London, proceed south along the A3, exiting at the junction signed to Petersfield and Midhurst. Follow the slip road to the roundabout, taking the first exit to Midhurst. Proceed down the hill taking the first turning on the left into Inmans Lane and then almost immediately left again into Parsonage Close. Follow the road around to the left and the house is situated at the end of the close, ahead of you on the left.

Petersfield

01730 267274 | petersfield@winkworth.co.uk

Winkworth

for every step...

MATERIAL INFORMATION

Method of sale: Private treaty

Tenure: Freehold

Construction: Brick, timbers and tiles

Services: Mains water, electricity, and gas. Private drainage.

Council Tax: East Hampshire District Council. Band "G"

EPC Rating: Main House - "C" (78) Annexe: EPC Rating: "C" (75).

Service Charge: N/A

Ground Rent: N/A

Rights & Easements: None known

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

Mobile Signal: Likely with O2 (Ofcom)

Broadband Availability: Superfast available (Ofcom)

Parking: Double garage and off-street parking

Viewings: Strictly by appointment with Winkworth Petersfield

WHAT3WORDS: ///remedy.triangles.pairings

Ref: AB/250045/1



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

Winkworth

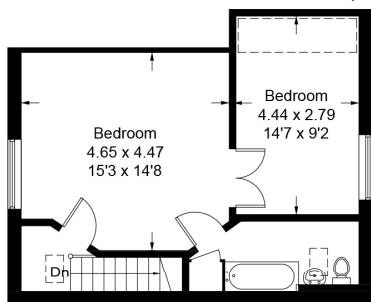
for every step...

Parsonage Close, GU32

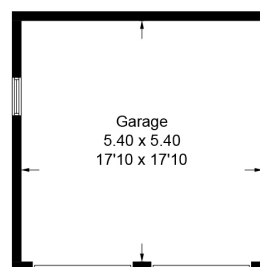
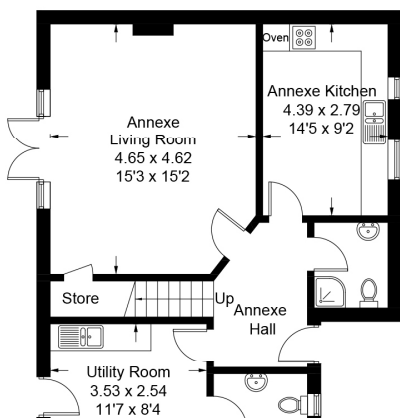
Approximate Gross Internal Area = 320.5 sq m / 3450 sq ft

Garage = 29.2 sq m / 314 sq ft

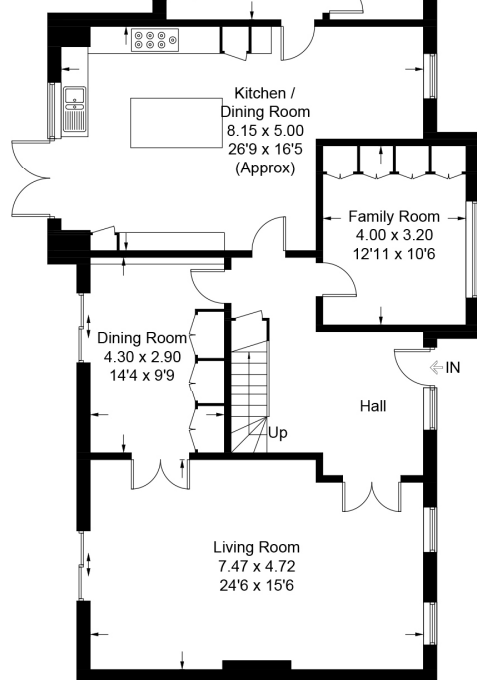
Total = 349.7 sq m / 3764 sq ft



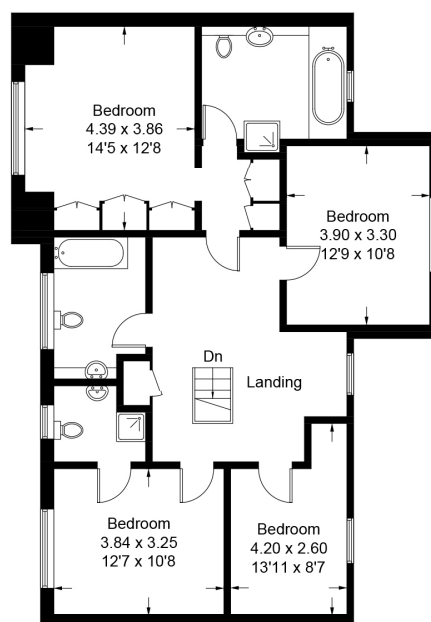
Annexe - First Floor



(Not Shown In Actual Location / Orientation)



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 2025.

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.