



Bell Hill Ridge, Petersfield, Hampshire, GU32

Guide Price: £1,000,000 *Freehold*



A detached family house on a popular no-through road with delightful south-facing gardens, garage and parking.

KEY FEATURES

- Detached family house
- Situated on a popular no-through road
- Versatile living accommodation
- Delightful south-facing gardens
- Potential to improve (STTP)



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DESCRIPTION

A detached family house on a popular no-through road with brick, part tile-hung and rendered elevations under a tiled roof and versatile accommodation over two floors. Being in an elevated spot, there are distance views over surrounding rooftops and the Downs beyond. The layout can be seen in the floorplan which would suit multi-generational families with a bathroom, kitchen, reception rooms and bedrooms on both floors. That being said, the house does offer a tremendous amount of scope (subject to planning) to adapt, modernise and convert into a family house of the 21st Century. Outside, the house is approached by a gravel drive with ample parking, to the right of which is an area of lawn. The main garden is situated to the rear and being on the south side, is an ideal spot to entertain and relax during the summer months. Mainly laid to lawn, the garden is enclosed by hedging and in all, the house lies in a plot of approximately 0.3 of an acre.

ACCOMMODATION

Ground floor: entrance hall, kitchen, living room, dining room, conservatory, bedroom/study, downstairs bathroom and separate WC.

First floor: Sitting room/principal bedroom, kitchen/bedroom, three further bedrooms and family bathroom.

Outside: Front and rear gardens, ample driveway parking and integral single garage.

LOCATION

The property is situated to the west of the town centre, 0.6 miles from the train station and only 1 mile 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 unspoilt beauty and tremendous outdoor pursuits. There are many popular schools in the area including The Petersfield School, Bohunt School, Churcher's College, Bedales and Ditcham Park.

DIRECTIONS

From our office in the High Street turn left at The War Memorial into College Street and then into the one way system. When the road forks, turn left onto Station Road and continue over the level crossing. At the roundabout, take the second exit onto Bell Hill. Proceed to the crest of the hill and then turn right into Bell Hill Ridge. The drive to the property is the fourth on your right.

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MATERIAL INFORMATION

Method of sale: Private treaty

Tenure: Freehold

Construction: Brick with part tile-hung and rendered elevations under a tiled roof

Services: Mains gas, electricity, water and drainage

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

EPC rating: "D" (58)

Service Charge: N/A

Ground Rent: N/A

Rights & Easements: None known

Restrictions: Within the South Downs National Park

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

Mobile Signal: Likely (Ofcom)

Broadband Availability: Ultrafast (Ofcom)

Parking: Ample driveway parking and single garage

Viewings: Strictly by appointment with Winkworth Petersfield

WHAT3WORDS: ///dabble.connects.seriously

Ref: AB/110136/1



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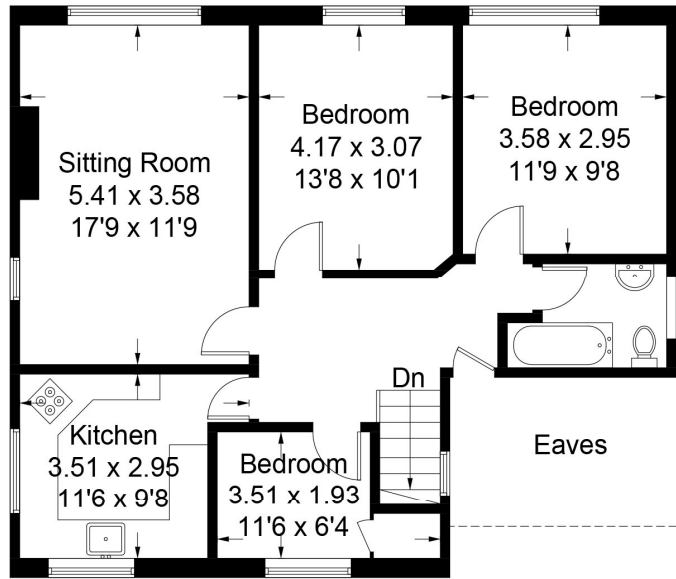
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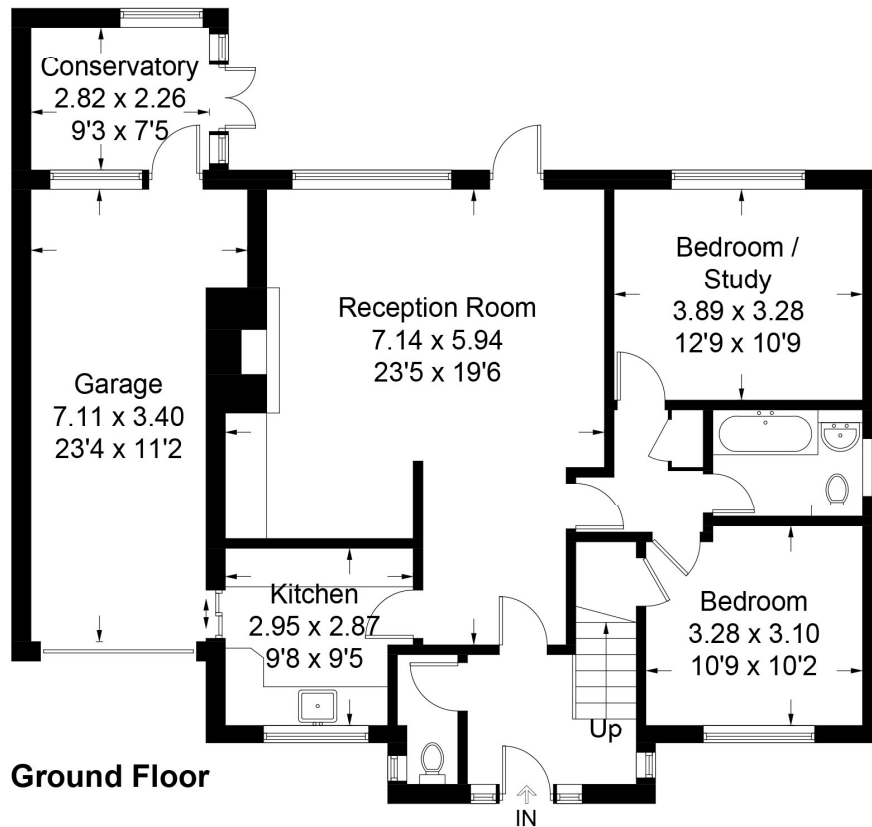
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Approximate Gross Internal Area = 191.2 sq m / 2058 sq ft
(Including Garage)



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 2025.

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