



Montague Gardens, Petersfield, Hampshire, GU31

Guide Price: £950,000 Freehold

An attractive detached family house in a sought-after location close to The Heath with garaging, parking and gardens.

Main bedroom with en suite shower room, three further bedrooms, family bathroom, hall, sitting room, study, kitchen/dining room, utility, downstairs WC, double garage, parking and gardens.

EPC Rating: "C" (73).

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DESCRIPTION

Substantially improved by the current owners, a detached family house on a popular residential road close to The Heath and Pond with garaging, parking and gardens. Outside, the house is approached by a tarmac drive leading to an attached double garage. The garden is to the rear and is mainly laid to lawn, enclosed on all sides by fencing and is an ideal spot to unwind during the long summer afternoons.



LOCATION

The property is situated on a popular residential close to the eastern end of The Heath and is approximately 0.9 mile from Petersfield High Street. Petersfield is situated in the heart of The South Downs National Park 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 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, The Festival Theatre in Chichester, polo at Cowdray Park and sailing along the South Coast. There are many excellent schools in the area including Churcher's College, Bedales, Ditcham Park and The Petersfield School.

LOCAL AUTHORITY

East Hampshire District Council, Petersfield. Band G.

SERVICES

Mains gas, electricity, water and drainage.

DIRECTIONS

From our office at 26 High Street, turn left, passing the war memorial on your right. Proceed straight on into Heath Road. Follow the road to the end and on reaching a crossroads, turn left into Pulens Lane. Take the first turning on the right into Montague Gardens and the property is the first house on your left.

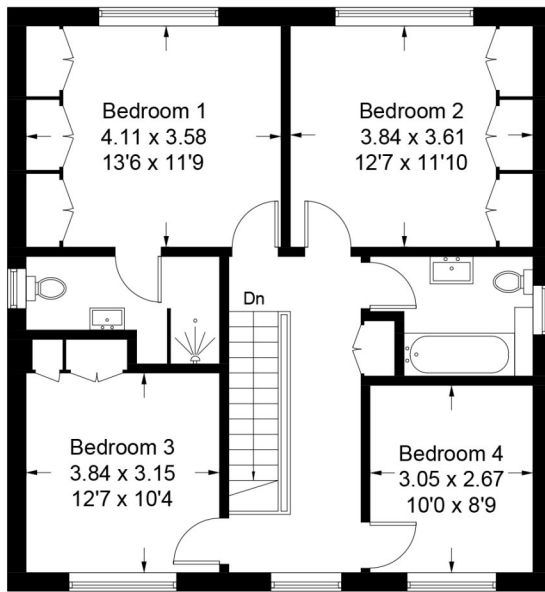


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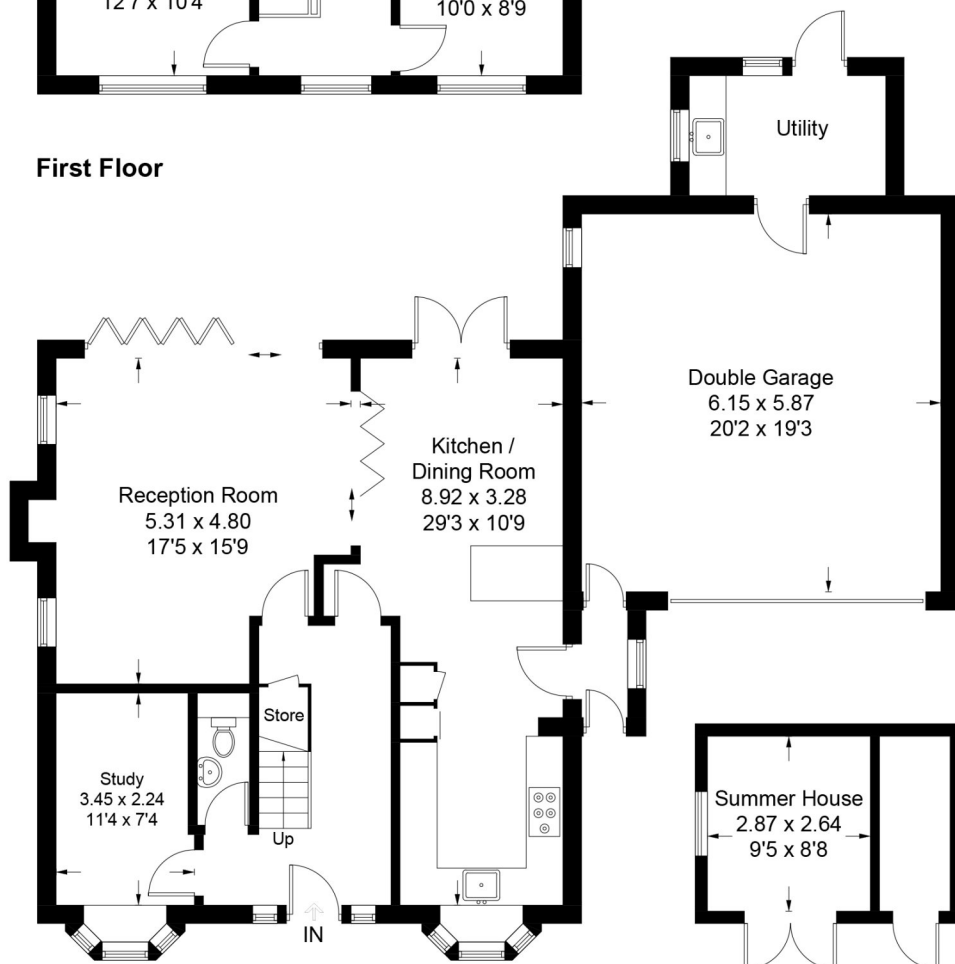
Approximate Gross Internal Area = 194.8 sq m / 2097 sq ft
(Including Garage)

Outbuilding = 11.2 sq m / 120 sq ft

Total = 206 sq m / 2217 sq ft



First Floor



Ground Floor

(Not Shown In Actual
Location / Orientation)

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 2022.

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