



Heath Road, Petersfield, Hampshire, GU31

Guide Price: £1,100,000 Freehold

A detached house on Heath Road, a mere 300 metres from Petersfield High Street, with off-street parking and gardens.

Main bedroom with en suite shower room, guest bedroom with en suite bathroom, bedroom 3, family bathroom, hall, sitting room, dining room, kitchen/breakfast room, utility, downstairs cloakroom with WC, studio/garage, parking and gardens.

EPC Rating: "E" (52).

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DESCRIPTION

An exceptional opportunity to acquire a rarely available property on one of Petersfield's premier roads. With brick elevations under a tiled roof, this pretty Arts & Crafts house has accommodation over two floors. The layout can be seen in the floorplan but of particular note is the double aspect sitting room with an open fire and a bay window to the side. There is a large kitchen/breakfast room to the rear of the house with double doors leading out to the garden and a separate dining room. From the hall, a turning staircase leads to the first floor landing, off which are three bedrooms and a family bathroom. Two of the bedrooms have their own en suite facilities. Outside, the house is approached by a brick-paved drive with parking for a number of cars. To the right of the house is a garage door, behind which is a studio; the perfect place for a home office. The gardens lie to the rear and are mainly laid to lawn with a variety mature borders and shrubs. Whilst the house has been loved over the years, it may now benefit from some general updating. An internal viewing is strongly recommended.



LOCATION

The property is situated in one of Petersfield's most favoured roads and just a matter of yards from the 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 popular 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, passing the Festival Hall on your left and bear right towards the Heath, the property will be seen after a short distance on the left.

Ref: AB/240117/2.



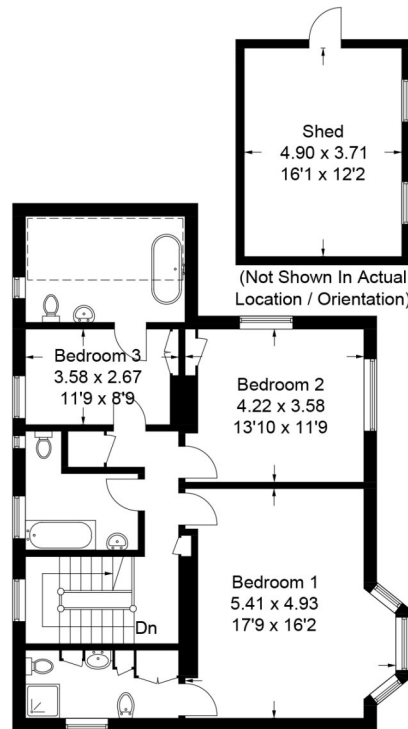
Heath Road, GU31

Approximate Gross Internal Area = 167.8 sq m / 1807 sq ft

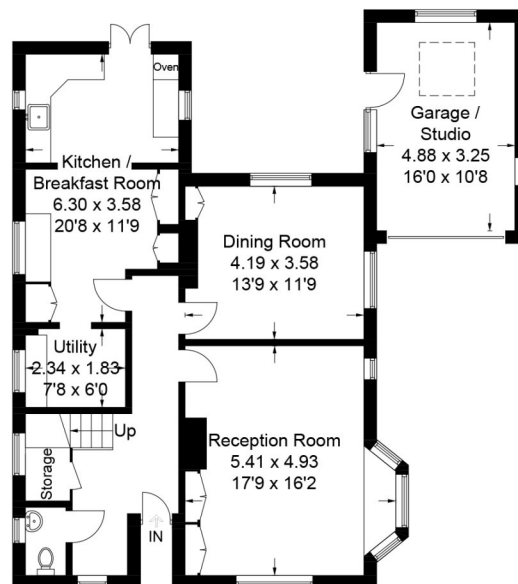
Shed = 18.1 sq m / 195 sq ft

Garage / Studio = 16.1 sq m / 173 sq ft

Total = 202 sq m / 2175 sq ft



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 2024.

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