



## Piggott Place, Petersfield, Hampshire, GU31

Guide Price: £875,000 *Freehold*



An excellent four-bedroom detached house situated in a small cul-de-sac, backing onto the recreational ground in Sheet.

### KEY FEATURES

- Four-bedroom detached family home
- Situated in a small cul-de-sac
- Three reception rooms
- Backing onto Sheet village recreational ground
- Garage and off-street parking
- No onward chain



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#### DESCRIPTION

A superbly presented four bedroom detached modern family house, available to buy in Sheet. With accommodation over two floors, the layout is practical and flexible. Of particular note is the tremendous kitchen/breakfast room with double doors leading to the rear garden. The sitting room is to the rear of the house, again with double doors to the rear garden and there is also a dining room, study, utility room and downstairs cloakroom. On the first floor are four good sized bedrooms, a family bathroom and the main bedroom has its own en suite shower room. The rear garden is laid to lawn, beyond which is a pedestrian gate to the recreation ground. To the front of the property is a parking area and an attached single garage.

#### ACCOMMODATION

Principal bedroom with en suite shower room, three further double bedrooms, family bathroom, sitting room, dining room, kitchen/breakfast room, study, utility, downstairs WC, off-street parking, single garage and garden.

#### LOCATION

The house is situated in the village of Sheet, on the north-eastern fringes of Petersfield. The village has a church, primary school, nursery, two public houses, recreation ground and a furnishing shop. The market town of Petersfield is situated just over a mile by car to the south-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 approximately an hour) and Portsmouth to the south. The tunnel at Hindhead provides relatively congestion free travel north along the A3 to Guildford and London. The town has many active clubs and societies and leisure pursuits include golf available at Petersfield, Liphook and Midhurst, horse and motor racing at Goodwood, polo at Cowdray Park and sailing along the South Coast. The house is in the heart of the South Downs National Park and as you may well expect, offers fantastic walking and riding. There are many popular schools in the area including Churcher's College, Bedales, Ditcham Park, The Petersfield School and Bohunt.

#### DIRECTIONS

From the centre of Petersfield, proceed up Ramshill in a north-easterly direction, passing the main entrance to Churcher's College on your right. At the roundabout, take the second exit and proceed down the hill. Continue along London Road passing Pulens Lane on your right and Inmans Lane on your left and Piggotts Place is situated on your left, shortly before The Half Moon Public House. As you proceed along Piggott Place, the property is the third house on the right. Please note, for the purpose of viewing the property, please park in the layby on the right-hand side.

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## MATERIAL INFORMATION

**Method of sale:** Private treaty

**Tenure:** Freehold

**Construction:** Brick and tile

**Services:** Mains gas, electricity, water and drainage

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

**EPC rating:** "C" (77)

**Service Charge:** N/A

**Ground Rent:** N/A

**Rights & Easements:** None known

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

**Mobile signal:** Likely (Ofcom)

**Broadband Availability:** Superfast (Ofcom)

**Parking:** Off-street parking and garage

**Viewings:** Strictly by appointment with Winkworth Petersfield

**WHAT3WORDS:** ///inert.expect.planting



For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/PET240125>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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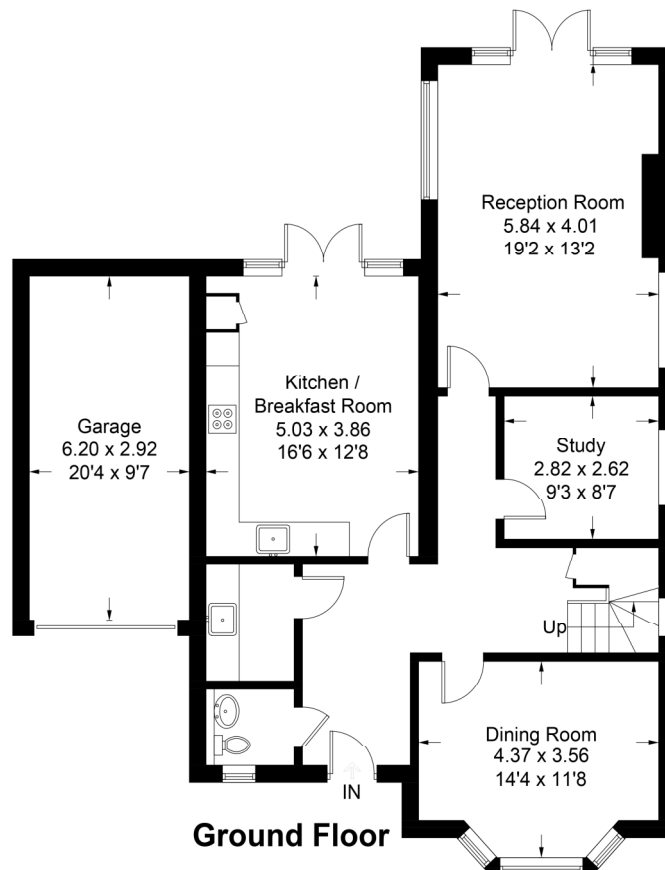
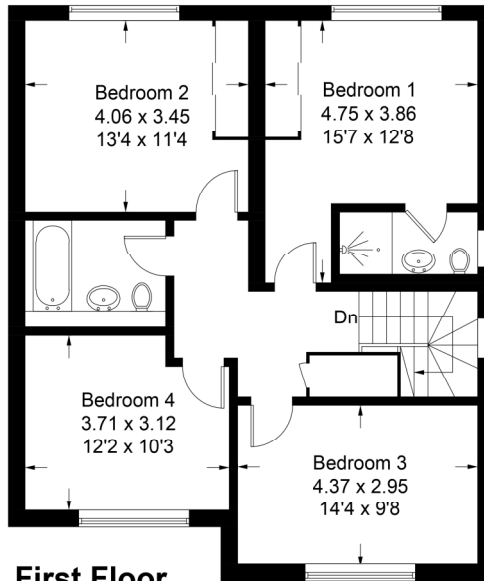
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Approximate Gross Internal Area = 171.2 sq m / 1843 sq ft

Garage = 17.9 sq m / 193 sq ft

Total = 189.1 sq m / 2036 sq ft



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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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