



3 Village Street, Petersfield, Hampshire, GU32

Guide Price: £250,000 Freehold

A charming Grade II listed cottage situated just off the green in a popular village.

Bedroom, sitting room with Inglenook, kitchen, bathroom, patio and garden.

EPC Rating N/A

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DESCRIPTION

A charming Grade II listed period cottage situated in a very popular village. This pretty one bedroom cottage retains many character features including a delightful Inglenook fireplace and exposed beams throughout. The floor plan denotes the compact accommodation arranged over two floors with a sitting room and kitchen on the ground floor and a bedroom and bathroom on the first. To the rear of the property is a small patio with a path leading to a lawned area. This property is currently let and is perfect for an investor or first time buyer.



LOCATION

The cottage is in Sheet, just down from the green and close to the popular Queens Head. The village has a church, primary school, nursery, two pubs, recreation ground and a furnishing shop. The market town of Petersfield is situated just over a mile 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 a little over 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. Much of the surrounding countryside is designated as an Area of Outstanding Natural Beauty and is nestled in the heart of the South Downs National Park and as can be expected offers fantastic walking and riding.

LOCAL AUTHORITY

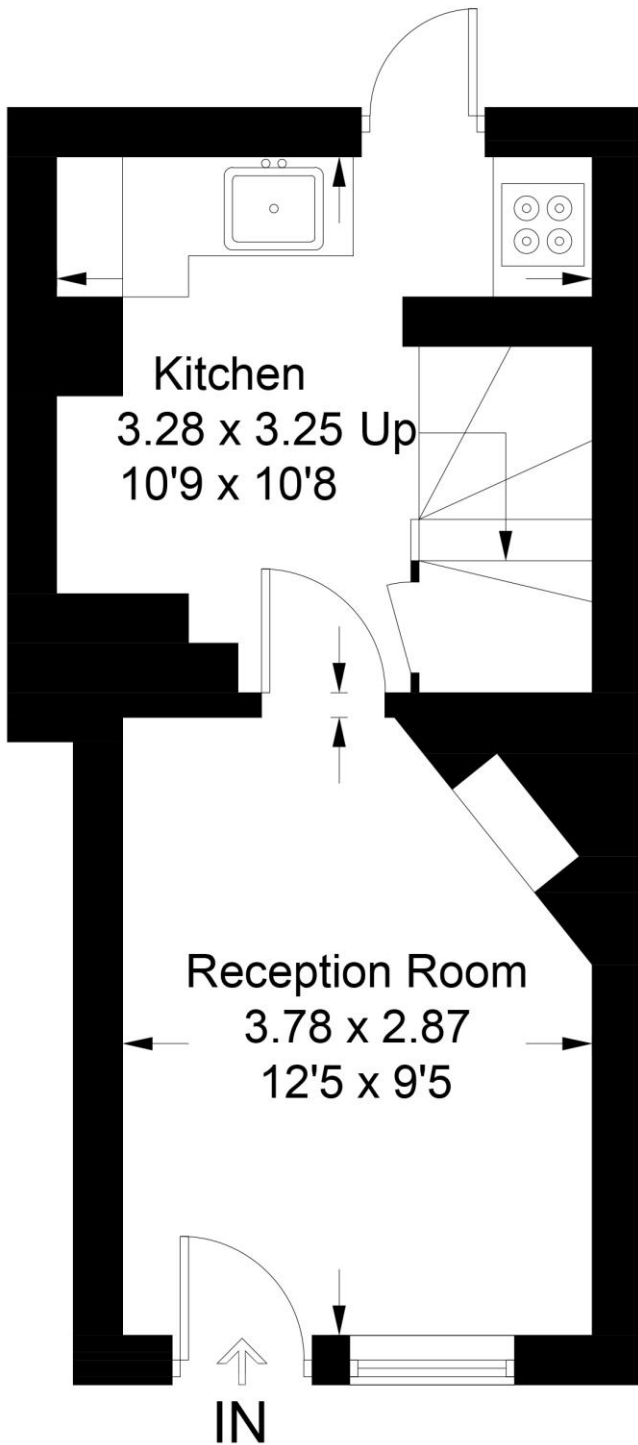
East Hampshire District Council, Petersfield

DIRECTIONS

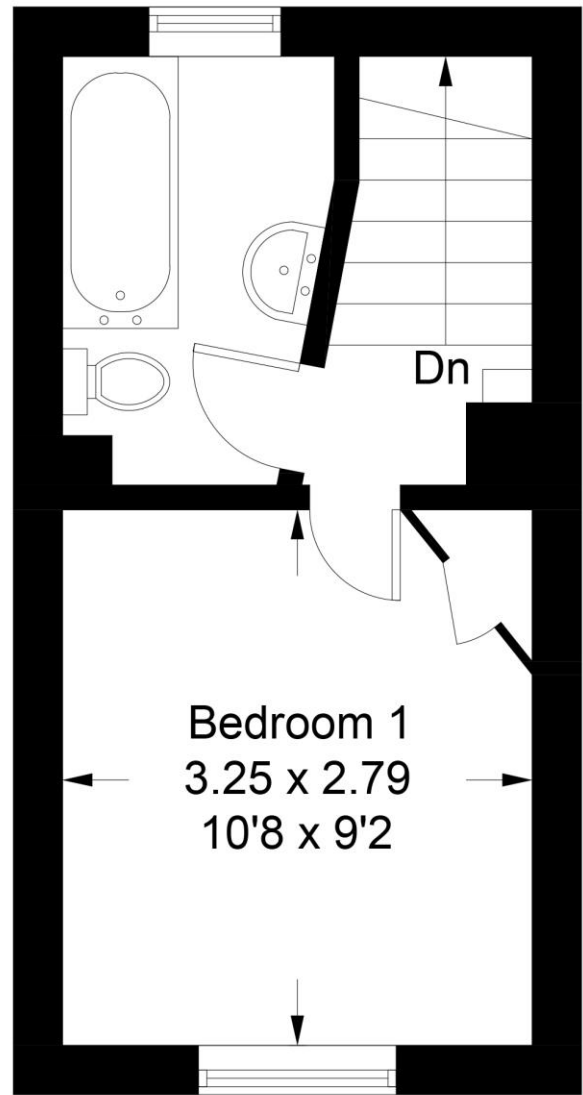
From our Petersfield office proceed to the bottom of the High Street and turn left at the War Memorial into College Street. Enter the one way system and on reaching a T-junction, turn right and then immediately bear left onto Rams Hill. Proceed up the hill and on the crest, pass Churcher's College on your right. At the roundabout, take the second exit and at the bottom of the hill take the first turning on the left into Inmans Lane. Proceed along the road and turn right immediately in front of the village green. Continue past The Queens Head and the house is after a short distance on your right.



Approximate Gross Internal Area = 39.0 sq m / 420 sq ft



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 2023.

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