



## Woodbury Avenue, Petersfield, Hampshire, GU32

Guide Price: £835,000 Freehold

On a popular tree-lined avenue within 0.4 miles of the train station, a beautifully appointed four bedroom semi-detached house with garage, parking and garden. NO ONWARD CHAIN.

Four bedrooms, family bathroom, hall, study, sitting room, kitchen/dining room, utility room, downstairs cloakroom with WC, garage, parking and garden.

EPC Rating: "C" (74).

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## DESCRIPTION

The property is a semi-detached family home with brick and painted rendered elevations under a tiled roof with accommodation over three floors. Believed to have originally been built in the 1930s, the property has since been extended and updated to create a wonderful family home. The layout can be seen in the floorplan but of particular note is the large kitchen/dining room with wooden mounted units and a breakfast bar. Adjacent to the kitchen there is a utility room, cloakroom with WC and a study. The sitting room is to the front of the property and has a pretty bay window and open fire. From the hall, stairs rise to the first floor landing, off which are three bedrooms and a family bathroom. Stairs continue to the second floor where there is an additional bedroom. Outside, the house is approached by a drive with parking for a number of cars and side access leads to a single garage. The delightful garden lies to the rear and is mainly laid to lawn with a variety of mature borders and hedging. There are three seating areas, including a large patio with a pergola which is great entertainment space and a small terrace tucked towards the end of the garden.



## LOCATION

The property is situated to the west of the town centre on a tree lined avenue, 0.4 miles from the train station and only 0.7 miles 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 natural beauty and outdoor pursuits. There are many popular schools in the area including Bedales, Churcher's College, Ditcham Park and The Petersfield School.

## LOCAL AUTHORITY

East Hampshire District Council, Petersfield. Band E.

## SERVICES

Mains gas, electricity, water and drainage.

## DIRECTIONS

From our office at 26 High Street, proceed up the High Street and pass The Square on your left. Follow the road around to the right into Chapel Street and on reaching Station Road, turn left. Proceed over the level crossing and at the first roundabout, take the second exit into Bell Hill and then the first turning on the right into Woodbury Avenue. Continue down the avenue and the property is situated on the left-hand side after approximately 130 yards.

Ref: HW/240071/1

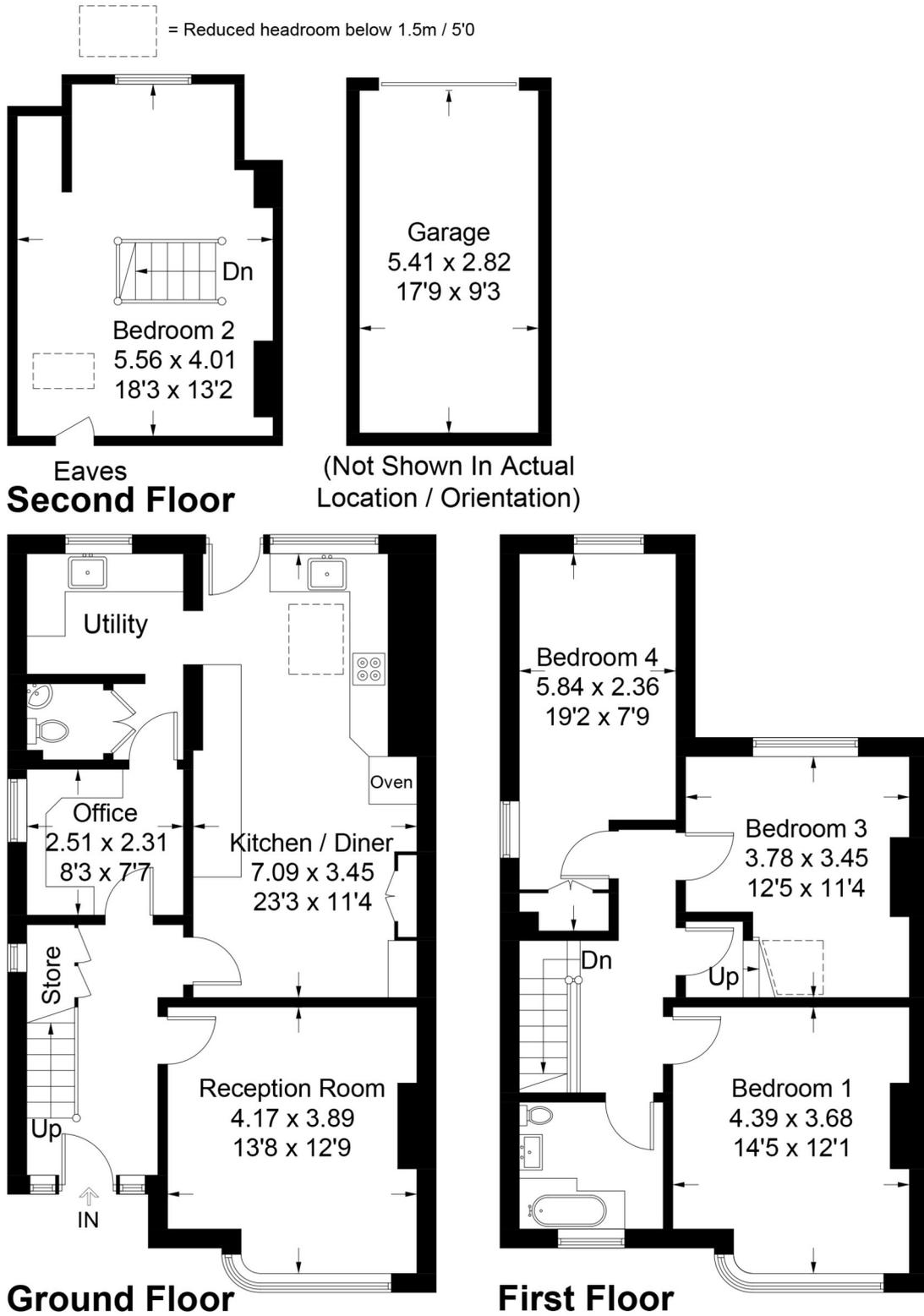


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Approximate Gross Internal Area = 141.4 sq m / 1522 sq ft

Garage = 15.1 sq m / 162 sq ft

Total = 156.5 sq m / 1684 sq ft



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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