



Pulens Crescent, Petersfield, Hampshire, GU31

Guide Price: £950,000 Freehold

A five bedroom detached family house situated in a popular residential road with garaging, workshop, gardens and off street parking.

Principal bedroom with en suite bathroom, four further bedrooms, family bathroom, three reception rooms, kitchen/dining room, conservatory, garage, workshop, shed, front and rear gardens, off street parking.

EPC Rating: "D" (56)

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DESCRIPTION

A five bedroom detached house situated in a popular residential road. The property has been extended over the years to create an excellent family house with accommodation over three floors. The ground floor accommodation has a reception hall, a reception room that has been doubled in size, dining room, study, kitchen/breakfast room and conservatory. In addition there is also a cloakroom with WC and utility room. On the first floor there is a principal bedroom with an en suite bathroom, three further bedrooms and family bathroom. The loft was converted by previous owners to create a fifth bedroom. There are gardens to the front and the rear garden faces due south. There is a good sized garage with an attached workshop and a garden shed. Off street parking completes the property. In all, this is a property not to be missed.



LOCATION

The property is in the popular area of Pulens Crescent, approximately 1.2 miles to the east of 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, Lidl and Aldi and there are numerous boutiques, cafes and further shops. The station provides a 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.

Ref: MD/240074/1

LOCAL AUTHORITY

East Hampshire District Council, Petersfield

SERVICES

Mains water, electricity, gas and drainage.

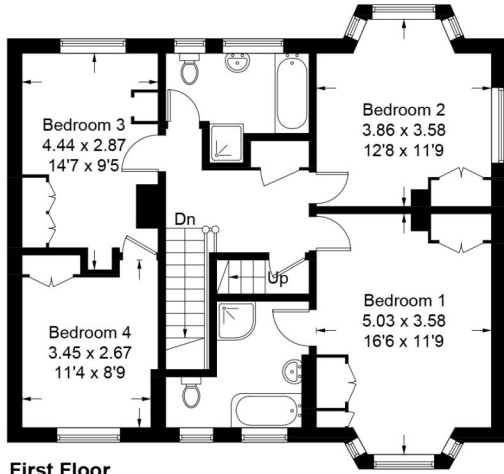
DIRECTIONS

From our office at 26 High Street, turn left and proceed to the end of the High Street. Continue straight over into Heath Road. Follow the road to the end and at the crossroads, turn left into Pulens Lane. Take the third turning on the right into Pulens Crescent and the property will be seen after a short distance on the right hand side.

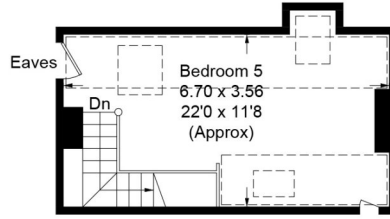


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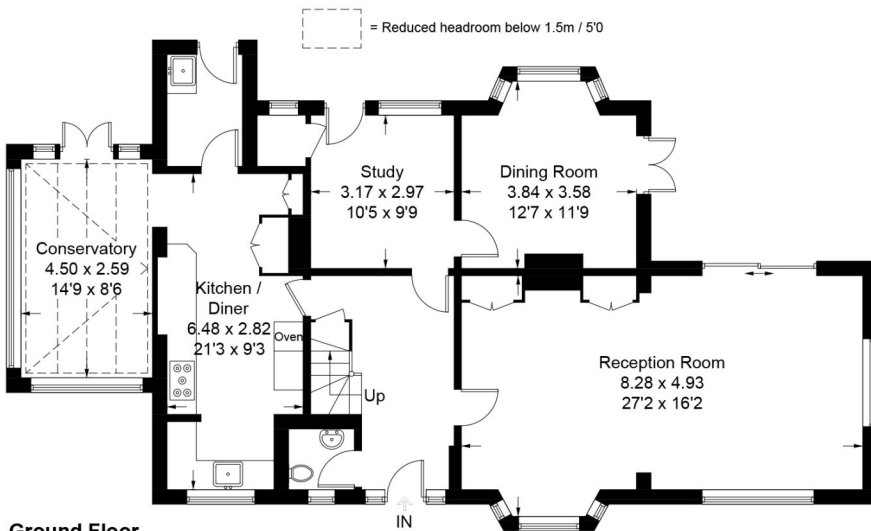
Approximate Gross Internal Area = 214.3 sq m / 2307 sq ft
 Outbuilding = 54.9 sq m / 591 sq ft
 Total = 269.2 sq m / 2898 sq ft



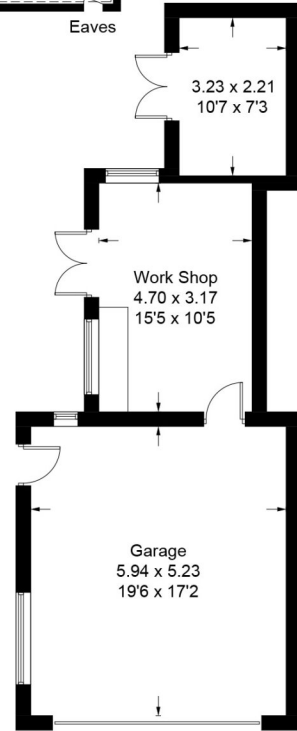
First Floor



Second 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 2024.

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