



Borough Hill, Petersfield, Hampshire, GU32

Guide Price: £400,000 Freehold

A pretty cottage with off street parking, garden and conveniently located for the train station.

Two Bedrooms, Family Bathroom, Downstairs Shower Room, Sitting Room, Dining Room, Kitchen, Parking and Garden.

EPC Rating: "D" (59).

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DESCRIPTION

A two bedroom older style terraced house of painted rendered elevations under a slate tiled roof. The accommodation is arranged over two floors as denoted on the floor plan but comprises a sitting room with a gas fire in the fireplace and some exposed beams. The kitchen sits in the middle of the house with stairs rising to the first floor and a door to a dining/study area. From here there is a door to a shower room and door to the rear garden. On the first floor there are two bedrooms, one with an en suite bathroom. Outside, to the front of the property is a paved area providing off street parking. To the rear is a small, low maintenance garden with a garden shed, enclosed by wooden fencing. A pedestrian gate provides rear access for bins and bikes etc.



LOCATION

The property is situated in a no through, private road convenient for the train station and town centre. The cottage overlooks playing fields to the front and there are further recreation fields at the end of the road. 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, Tesco, M&S Food and there's a further array of boutiques, cafes, restaurants and independent 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. There are many schools in the area including Churcher's College, Bedales, Ditcham Park and The Petersfield School.

Ref: MD/200026/1

LOCAL AUTHORITY

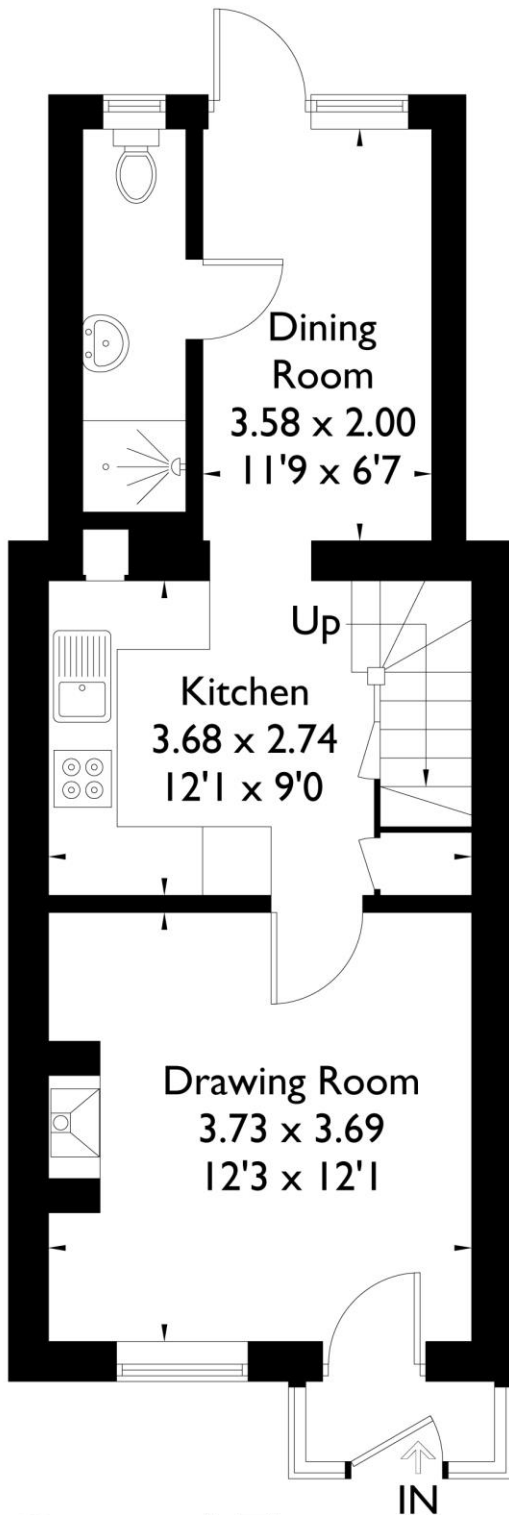
East Hampshire District Council, Petersfield

DIRECTIONS

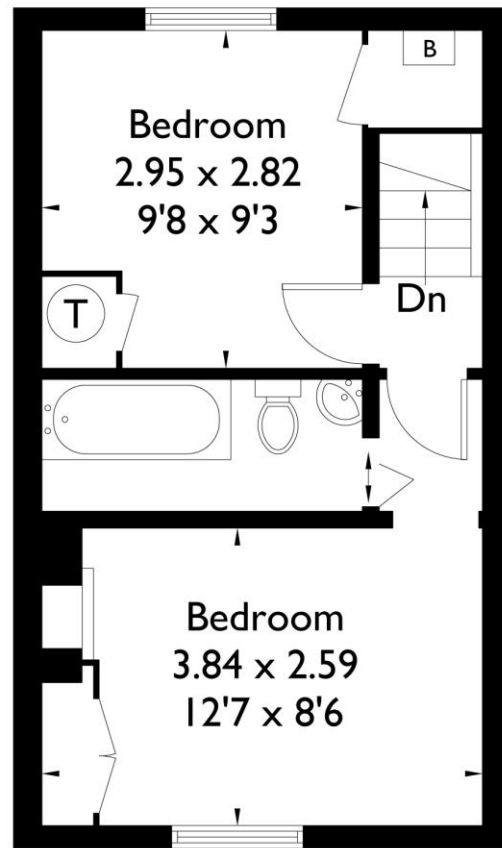
From our office in the High Street head west passing the square on the left hand side. Follow the road round the corner and as the road bends sharply to the right, continue straight on into Swan Street. Proceed to the crossroads and go straight on also into Swan Street. Pass the hospital on the left and as the road bends to the right, turn left into Borough Hill. Continue to the end of this narrow lane then turn right on the unmade private road. The property will be seen half way along on the right hand side.



Approximate Gross Internal Area = 65.2 sq m / 702 sq ft



Ground Floor



First Floor

FLOORPLANZ © 2018 0203 9056099 Ref: 203213

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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