



## Bell Hill, Petersfield, Hampshire, GU32

£600,000 Freehold

A fantastic opportunity to purchase a three bedroom 1930's semi-detached house, close to the town and train station with off-street parking and gardens.

NO ONWARD CHAIN.

Three bedrooms, family bathroom, hall, sitting room, dining room, sun room, kitchen, downstairs shower room with WC, parking and gardens.

EPC Rating : "D" (57).

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## DESCRIPTION

The property is a three bedroom semi-detached house, believed to have originally been built in the 1930's with brick elevations under a tiled roof and accommodation over two floors. It presents a unique opportunity for those looking to put a stamp on their future home. Boasting spacious rooms with lofty ceilings and generously sized windows, the property exudes potential and promises a bright and inviting living space. The property features a front garden, to the right of which is a driveway running alongside the house with ample parking. The sizable rear garden is predominantly laid to lawn with a variety of mature borders and is enclosed by hedging and fencing. Whilst the house has been loved over the years, it does now require some general updating throughout.

Services: Mains gas, electricity, water and drainage.



## LOCATION

The property is situated to the west of the town centre, 450 metres from the train station and only 900 metres 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 a little over 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 unspoilt landscape and outdoor pursuits. There are many popular schools in the area including Churcher's College, Bedales, Ditcham Park, The Petersfield School and Bohunt.

## LOCAL AUTHORITY

East Hampshire District Council, Petersfield

## DIRECTIONS

From our office at 26 High Street, proceed up towards 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, passing the garage on the right and pass the next turning on the right into Oaklands Road. The property will be seen shortly afterwards on the right-hand side directly after the mini roundabout.

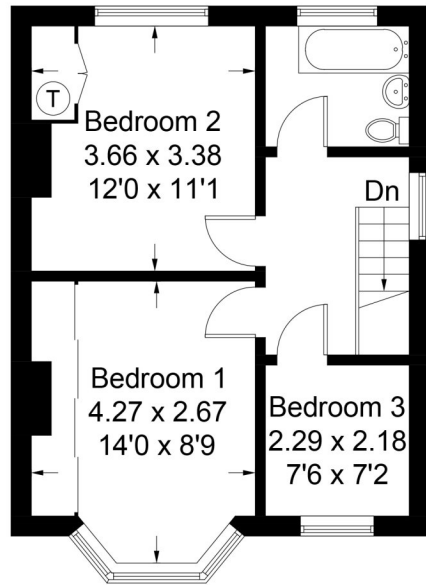
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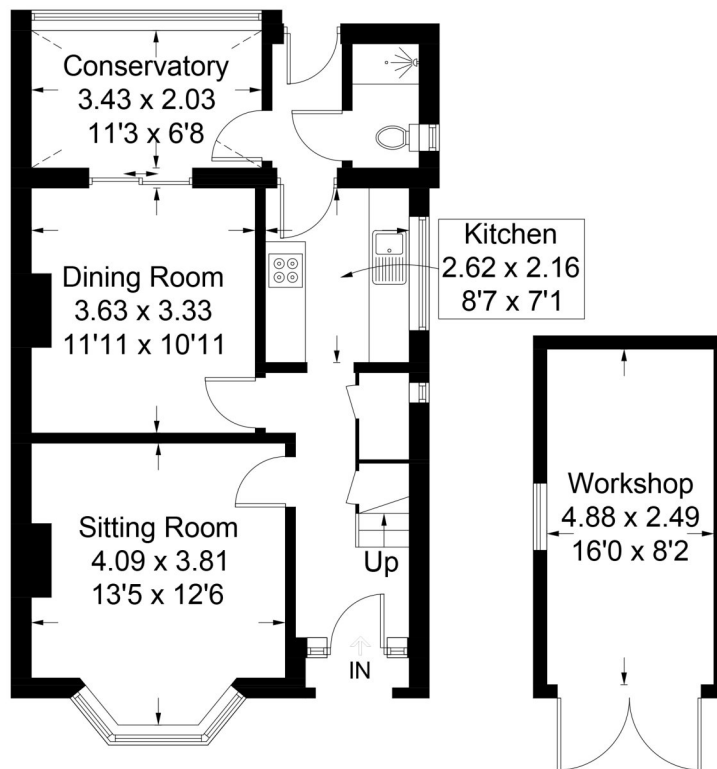
# Bell Hill, GU32



Approximate Gross Internal Area = 97.2 sq m / 1046 sq ft  
Workshop = 12.5 sq m / 134 sq ft  
Total = 109.7 sq m / 1180 sq ft



**First 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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