



Waterworks Road, Petersfield, Hampshire, GU32

Guide Price: £900,000 Freehold

A pretty detached farmhouse in a semi-rural location but yet just a mere 1.2 miles from Petersfield High Street.

Four bedrooms, en suite bathroom, family bathroom, sitting room, snug, dining room, study, kitchen/breakfast room, downstairs cloakroom with WC and gardens.

EPC Rating: "E" (41).

Winkworth

for every step...

winkworth.co.uk/Petersfield 01730 267274



DESCRIPTION

The property is a detached period farmhouse believed to have origins from the 16th Century with brick elevations under a tiled roof and accommodation over two floors. The layout can be seen in the floorplan and of particular note are the period features, including exposed timbers and pretty fireplaces throughout. The double aspect kitchen/breakfast room is situated towards the rear of the house, has matching floor and wall mounted units and there's an Aga. A door leads through to a large dining room where there are double doors leading out to the rear garden. On the first floor are four bedrooms, one of which has its own en suite bathroom and there's a separate family bathroom. Outside, the house is approached by a drive with parking for a number of cars. The garden is mainly laid to lawn and lies on all sides of the property. Whilst the house has been loved over time, it may now benefit from some general updating.



LOCATION

The property is situated on the north-eastern fringes of Petersfield and is within a mile of the town itself and walking distance to the villages of both Sheet and Steep. 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 tunnel at Hindhead provides congestion free travel north along the A3 to Guildford and London. The town has many active clubs and societies with golf available at Petersfield, Liphook and Midhurst, horse and motor racing at Goodwood, polo at Cowdray Park and sailing along the South Coast. There are many popular schools in the area including Bedale's, Churcher's College, Ditcham Park, The Petersfield School and Bohunt School.

LOCAL AUTHORITY

East Hampshire District Council, Petersfield. Band: F.

SERVICES

Mains electricity, water and drainage. Oil-fired central heating.

DIRECTIONS

From the eastern end of the High Street, turn left onto College Street. Join the one-way system and on reaching Station Road, turn right and then immediately bear left up Ramshill. After passing the petrol station on the crest of the hill, take the second turning on the left down Kingsfernsden Lane. Proceed over the level crossing and then immediately turn right onto Long Road. Continue under the A3 and the house is on your left immediately before the T-junction with Waterworks Road.

Ref: AB/230113/2.



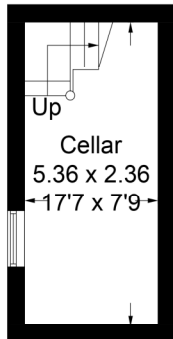
Waterworks Road, GU32

Approximate Gross Internal Area = 180.7 sq m / 1945 sq ft

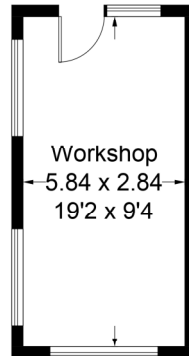
Cellar = 12.6 sq m / 136 sq ft

Workshop = 16.7 sq m / 180 sq ft

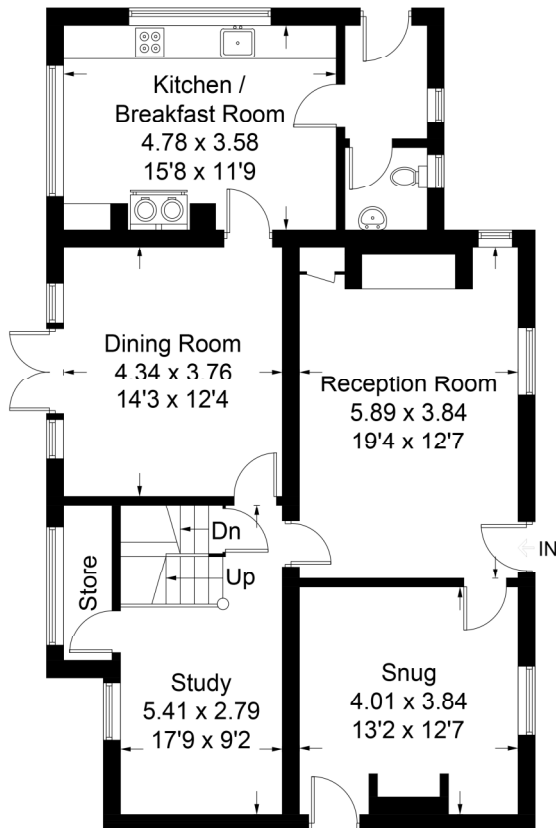
Total = 210.0 sq m / 2261 sq ft



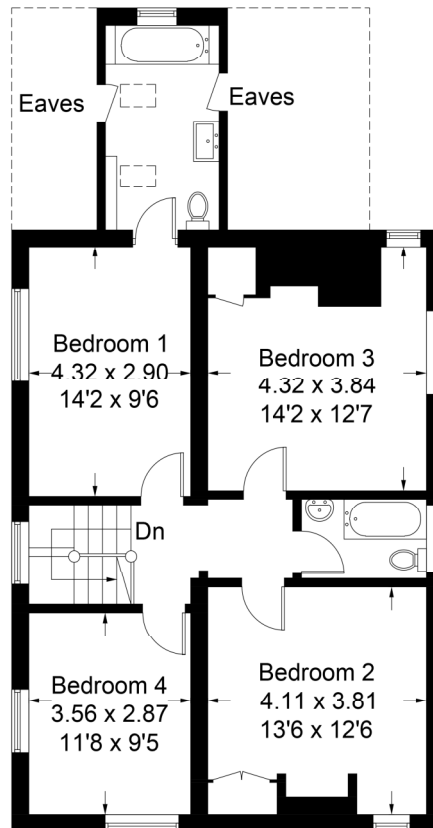
Cellar



(Not Shown In Actual Location / Orientation)



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 2024.

Under the Consumer Protection from Unfair Trading Regulations 2008 (CPR), these Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.