



Churchfield Road, Petersfield, Hampshire, GU31

Offers Over: £725,000 Freehold

A modern, detached family home on a popular no-through road close to Churcher's College.

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

EPC Rating: "D" (64).

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DESCRIPTION

The property is a detached family house with brick elevations under a tiled roof and believed to date from 1971. The layout can be seen in the floorplan but of particular note is the lovely and bright double aspect reception room. The kitchen/breakfast room has a door leading outside and there is a separate dining room. From the hall, stairs rise to the first floor landing, off which are four bedrooms and a family bathroom. Outside, the house is approached by a drive with parking for up to four cars leading to an attached garage. The garden is to the rear and can be accessed either through the house or by a side pedestrian gate. Mainly laid to lawn with a variety of mature borders and enclosed by fencing, the garden is an ideal spot to unwind.



LOCATION

The property is situated on a cul-de-sac to the east of the town centre, within 1 mile from Petersfield High Street. Petersfield offers a variety of amenities in a bustling town centre. Shops include Waitrose, M&S Food, Tesco, Lidl, Aldi 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 rolling hills and unspoilt landscapes. There are many popular schools in the area including Churcher's College, Bedales, Ditcham Park School and The Petersfield School.

LOCAL AUTHORITY

East Hampshire District Council, Petersfield. Band F.

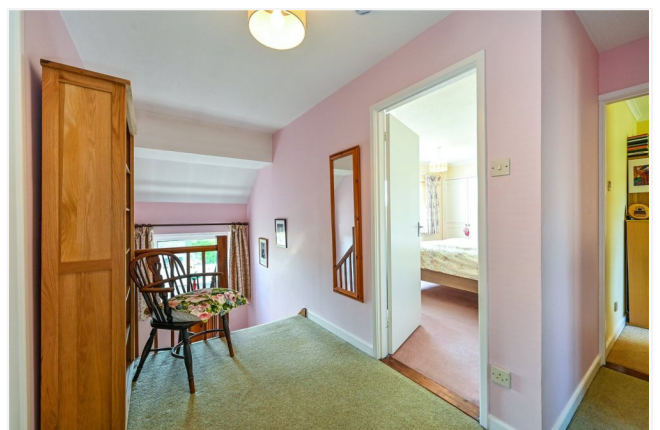
SERVICES

Mains gas, electricity, water and drainage.

DIRECTIONS

From the end of Petersfield High Street, proceed straight on into Heath Road and pass The Heath on your right. At the end of the road and on reaching a crossroads, turn left into Pulens Lane. After approximately 0.4 mile, turn left into Love Lane. Take the next turning on the right into Merryfield Road and then left into Churchfield Road. The property is almost immediately on your right.

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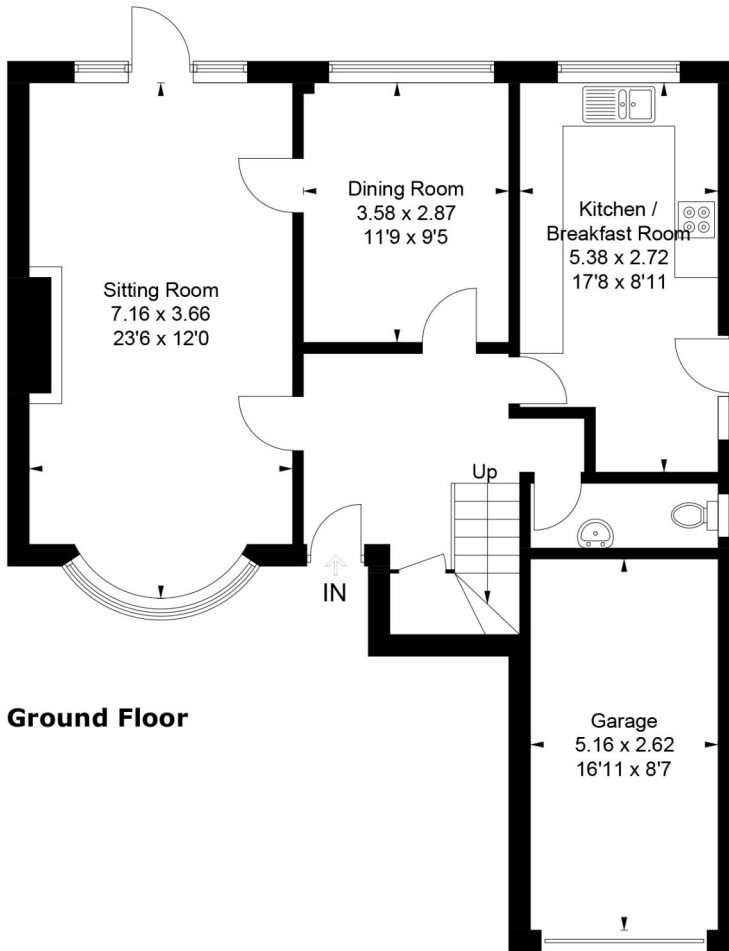
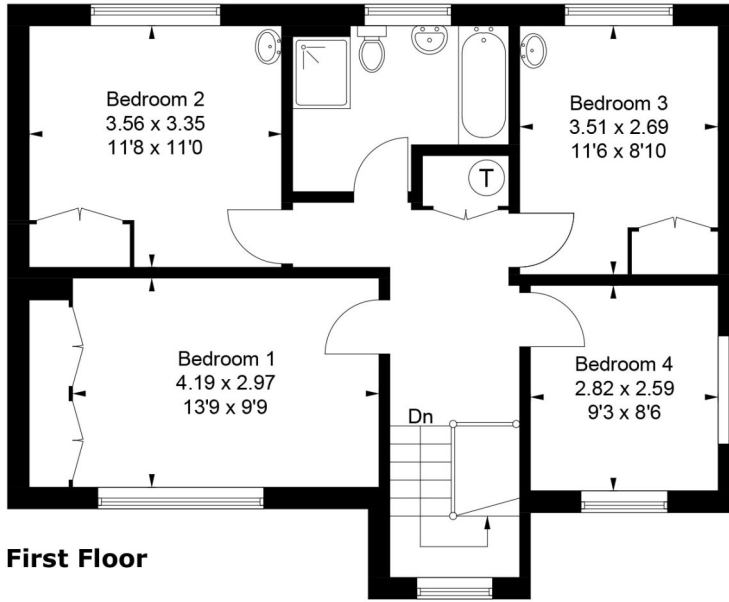


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Approximate Gross Internal Area = 128.7 sq m / 1385 sq ft

Garage = 13.4 sq m / 144 sq ft

Total = 142.1 sq m / 1529 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 2023.

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