Chapel Cottage, Russell Way, Petersfield, Hampshire GU31 4LD

Guide Price £1,250,000 Freehold

Chapel Cottage, Petersfield
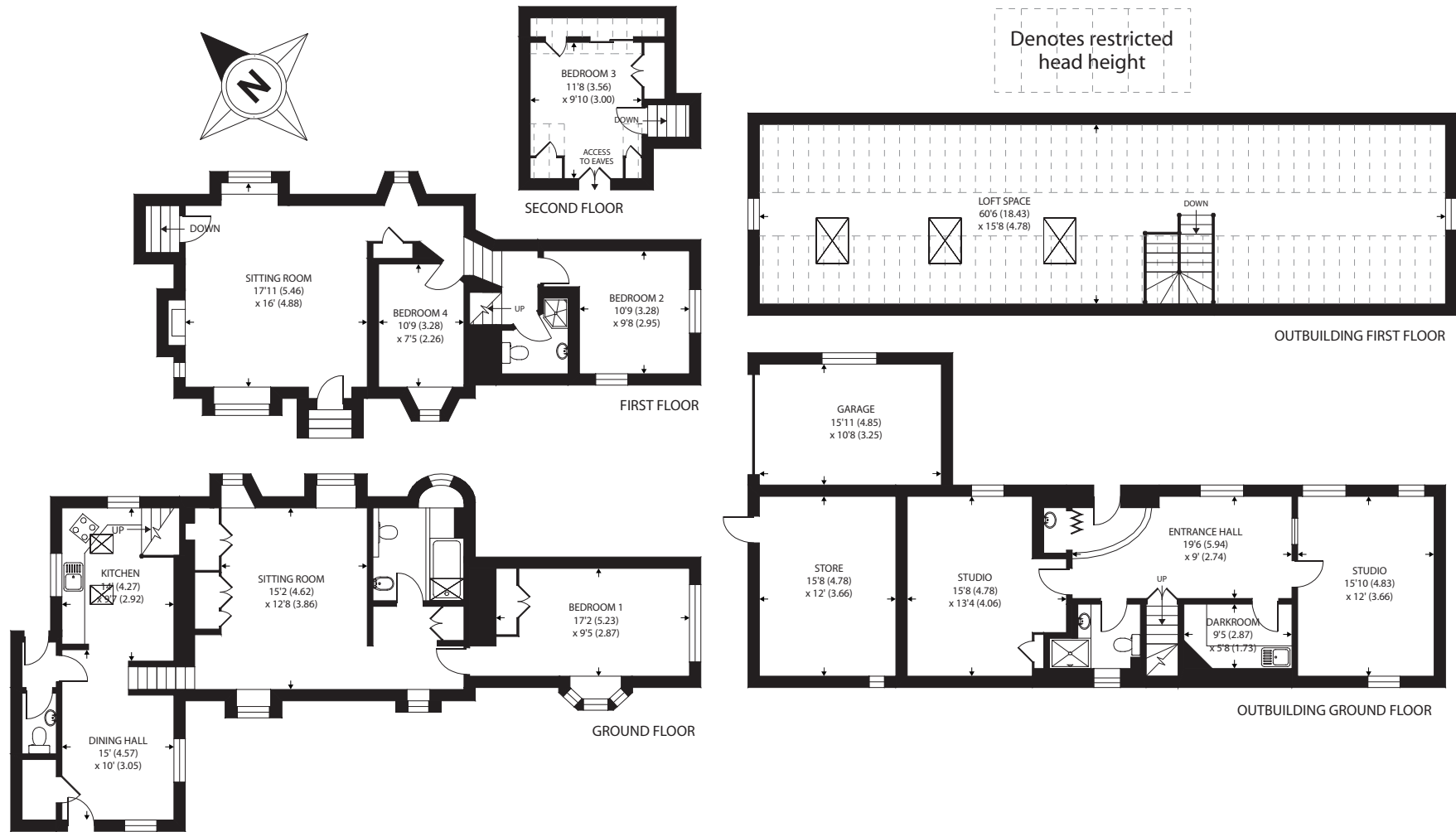
Delightful Period Grade II listed Gem

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- ▶ **Extraordinary Period Home**
- ▶ **Potential Annexe**
- ▶ **Wealth of Period Features**
- ▶ **Converted Barn**
- ▶ **Delightful Walled Gardens**
- ▶ **Close to Petersfield Town, Station and Heath.**

Sitting in delightful walled gardens approaching one third of an acre and close to central Petersfield, The Heath and a short distance from the railway station, this extraordinary period family home has to be seen to appreciate the accommodation on offer. Believed in part to date from the 1500's, Chapel Cottage has retained a wealth of period features, creating a comfortable and characterful family home. With four bedrooms, two bathrooms, sitting room, family room, dining hall, kitchen and cloakroom. In the superb grounds is a fabulously converted barn which offers a host of possibilities, as a potential annexe, for those who work from home, or as additional accommodation.

The barn comprises, two large studios, a dark room, a shower room and cloakroom, a large entrance hall with kitchenette, large garage, separate workshop, whilst the first floor, currently used for storage, is more than sixty feet in length. Outside, the walled garden is beautifully presented with lawns and mature shrubs and borders, together with driveway parking, a large covered log store and a greenhouse. Romantic, quaint and quirky, this is a home that has to be seen to be fully appreciated.

Denotes restricted head height

BEDROOM 3
11'8 (3.56)
x 9'10 (3.00)

DOWN

ACCESS
TO EAVES

SECOND FLOOR

LOFT SPACE
60'6 (18.43)
x 15'8 (4.78)

DOWN

OUTBUILDING FIRST FLOOR

DOWN

SITTING ROOM
17'11 (5.46)
x 16' (4.88)

BEDROOM 4
10'9 (3.28)
x 7'5 (2.26)

UP

BEDROOM 2
10'9 (3.28)
x 9'8 (2.95)

FIRST FLOOR

GARAGE
15'11 (4.85)
x 10'8 (3.25)

ENTRANCE HALL
19'6 (5.94)
x 9' (2.74)

UP

KITCHEN
(4.27)
(2.92)

SITTING ROOM
15'2 (4.62)
x 12'8 (3.86)

BEDROOM 1
17'2 (5.23)
x 9'5 (2.87)

STORE
15'8 (4.78)
x 12' (3.66)

STUDIO
15'8 (4.78)
x 13'4 (4.06)

STUDIO
15'10 (4.83)
x 12' (3.66)

DARKROOM
9'5 (2.87)
x 5'8 (1.73)

UP

DINING HALL
15' (4.57)
x 10' (3.05)

GROUND FLOOR

OUTBUILDING GROUND FLOOR

Chapel Cottage, 1 Russell Way, Petersfield

APPROX. GROSS INTERNAL FLOOR AREA 1896 SQ FT 176.1 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & OUTBUILDING / INCLUDES GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

To arrange a viewing call **01730 262801** View details online at **henryadams.co.uk**

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Location

Russell Way is a highly sought after no through road on the eastern side of Petersfield town, close to The Heath and pond and within a short walk of both the town centre and railway station. Petersfield is a desirable market town located within the South Downs National Park, which offers a comprehensive range of shopping, leisure and schooling opportunities. There is a twice weekly market held on the town square and a mix of high street names and independent retailers, cafes and coffee shops. There are a number of excellent schools within the town, including Churchers College, The Petersfield School and Bedales. Petersfield also has a railway station located on the Portsmouth to London Waterloo line, with trains to the capital taking just an hour.

Directions

From our office on the High Street, pass The War Memorial and turn right onto Dragon Street. At the petrol station turn left onto Sussex Road. After a short distance, take the next right turn into Russell Way, where the property can be found on the right hand side.

28/11/16