



# 10 THE SPAIN

Petersfield, Hampshire GU32 3LA



# TO THE SPAIN

Petersfield, Hampshire  
GU32 3LA

An attractive townhouse,  
centrally located in  
Petersfield.

## Accommodation

Sitting Room | Dining Room | Kitchen  
Ground Floor Shower Room | Snug/Study

Two Bedrooms | Family Bathroom  
Two Loft Rooms

Pretty South Facing Garden Parking for  
2 Vehicles

Petersfield Market Square 0.2 miles  
Chichester 15 miles Portsmouth 17 miles  
Guildford 27 miles  
Local train station at Petersfield 0.2 miles  
(Mileages are approximate)



SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN



## THE PROPERTY

An attractive, Grade II listed townhouse arranged over four floors, offering mellow brick and part tile hung elevations beneath a tiled roof. The property offers scope for updating yet retains many character features including fireplaces, sash windows, some internal wood panelling and a lovely bay window overlooking The Spain to the front.

## LOCATION

Situated in the highly desired area of The Spain in the historic market town of Petersfield, within easy walking distance of Petersfield's town centre amenities and train station. Petersfield itself is an attractive market town with library, outdoor swimming pool, leisure centre, thriving sport clubs, music, arts and theatre community. It also boasts a comprehensive range of shops as well as a mainline station with trains to London Waterloo in just over an hour. The A3 provides good regional transport links to Portsmouth, Guildford and London. There are many good footpaths and bridleways in the surrounding area including the South Downs Way, Hangers Way and Sussex Border Path.

## OUTSIDE

The property offers two parking spaces at the bottom of the very pretty, southerly facing rear garden. The garden is notably attractive with a brick paved seating area leading to a lawned garden beyond with well stocked borders.





## GENERAL REMARKS

### Directions: GU32 3LA

On Foot: From the Market Square in Petersfield head along Sheep Street until the end of the road, then as you reach The Spain, no. 10 can be found across the green opposite

### What3Words

///sharpness.baseballs.darker

### Services

Mains water, gas, electricity and drainage.

### Agents Note

- Mobile phone coverage: Likely (Ofcom)
- Broadband: Ultrafast available (Ofcom)
- Mining/Flood Risk - Very Low

### Local Authority

East Hampshire District Council  
[www.easthants.gov.uk](http://www.easthants.gov.uk)  
 Tel: 01730 266551

### Council Tax

Band E

### EPC

E45

### Viewings

By appointment with BCM LLP only.

### Selling Agent

BCM Wilson Hill  
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NB: Details and photographs dated September 2024.

### IMPORTANT NOTICE

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## Petersfield

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