



# 32 STATION ROAD

Petersfield, Hampshire GU32 3ES

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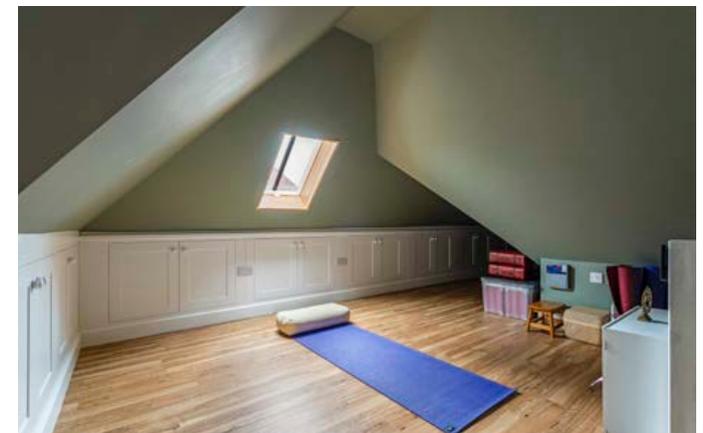
Petersfield, Hampshire  
GU32 3ES

A stylish semi-detached Victorian villa, centrally located in the market town of Petersfield with parking for several cars

## Accommodation

Off street parking for 3 cars  
3 spacious double bedrooms  
5 minute walk to Petersfield Station  
Generous sitting room  
Large open plan kitchen / breakfast room  
Converted attic rooms  
Courtyard garden  
2282 sq ft / EPC: D61

Petersfield Town Centre 0.3 miles,  
Petersfield Station 0.2 miles (London Waterloo), Guildford 26 miles  
London 57 miles  
(Mileages are approximate)





## 32 STATION ROAD

A stunning period property in the heart of Petersfield town with private gated parking for several cars.

Approached via a pretty front gate and steps to the covered porch area and front door opening into the hall, the house is beautifully presented with incredibly flexible accommodation and the potential to become a four bedroom home. The loft space has been cleverly converted into usable storage space / hobbies room. The sitting room is well proportioned with good ceiling height, a stunning fireplace and exposed wooden floorboards. The kitchen has real 'wow factor' with high ceilings, cornicing and open to a large dining area and sitting area, as well as a door onto the courtyard garden for entertaining. Also on the ground floor is an office, cloakroom and utility room / boot room. On the first floor are 3 good sized double bedrooms, a study, a family bathroom, and access to the converted loft space on the top floor via a clever electric ladder. Outside the parking and pretty walled garden are accessed via electric gates, there is also a summer house, and electric car charging point.

## SITUATION

The house is set back from Station Road just a short walk to the town centre. Petersfield itself has a comprehensive range of facilities including Waitrose and a mainline station with train services to London Waterloo in just over an hour. The area has an excellent range of schools including Bedales, Churcher's College, Ditcham Park and, in the state sector, TPS and Bohunt.

The A3 provides good regional transport links to the M25 and beyond and the larger centres of Winchester, Guildford and Chichester are all within reasonable driving distance, as are the harbours and creeks of the South Coast. There are a number of good footpaths and bridleways in the surrounding area including the South Downs Way, Hangers Way and Sussex Border Path.





Approximate Floor Area  
 Main House = 212.0 sq m / 2282 sq ft  
 Summer House = 7.8 sq m / 84 sq ft  
 Total = 219.8 sq m / 2366 sq ft

Not to scale. For identification purposes only.

## GENERAL REMARKS

### Method of Sale

The property is offered for sale by private treaty.

### Rights of Way

The property benefits from a right of way, across the neighbouring driveway

### Services

Mains water, gas, electricity, and drainage. Electric car charger point.

### Broadband availability

Ultrafast available (according to Ofcom).

### Mobile/Internet Coverage

Likely (according to Ofcom).

### Tenure

Freehold with vacant possession.

### Construction

Brick and tiles.

### EPC Rating

D61

### Local Authority

East Hampshire District Council

Band E

### Restrictions

This property is within a conservation area

### Postcode

GU32 3ES

### Directions on foot

Crossing the railway level crossing heading towards the town centre along Station Road, after approx. 300 yards the entrance to No 32 will be seen on the left hand side just before Windsor Road and 100 yards further on from the Methodist Church.

### Parking

Off street parking to the rear of the property (approached from the side).

### What3Words

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### Viewings

By appointment with BCM Wilson Hill only.

### Selling Agent

BCM Wilson Hill  
 4 Lavant Street, Petersfield  
 GU32 3EW  
 t: 01730 262600  
 e: petersfield@bcmwilsonhill.co.uk

NB These particulars are as at November 2024

### IMPORTANT NOTICE

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## Petersfield

01730 262 600

petersfield@bcmwilsonhill.co.uk

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bcmwilsonhill.co.uk

