



5 PULENS CRESCENT

Petersfield, Hampshire GU31 4DW

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A deceptively spacious
detached bungalow
with ample parking and
south facing garden,
within walking distance of
Petersfield town.

Accommodation

3 bedrooms | 2 bathrooms (1 ensuite)
Sitting/dining room | Large Garden room
Kitchen | Loft room

Shed | South Facing Garden
Driveway parking

Petersfield Market Square 1 mile
Guildford 26 miles | Winchester 23 miles
London Waterloo from Petersfield 1.5 miles
from 67 minutes
(Mileages and time are approximate)



SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN



5 PULENS CRESCENT

A well-proportioned, detached bungalow offering a practical layout with plenty of space throughout. The ground floor features a welcoming entrance hall, large sitting/dining room with double doors leading to a substantial garden room that spans the back of the house and overlooks the garden. The kitchen, conveniently located just off the garden room, is well-equipped and offers plenty of storage and workspace. There are three double bedrooms, all on the ground floor. The main bedroom has its own ensuite shower room, while the second bedroom is a generous double. There is also a family bathroom on the ground floor. The third bedroom could also be used as a study or snug, depending on one's needs. The loft has been converted into usable storage space adding to the overall practicality of the home.

Outside, there is ample off-road parking, plus side access on both sides of the property leading to a private south-facing garden. A large terrace at the rear features a pergola-covered seating area, ideal for outdoor entertaining. The garden also includes a pond, well-maintained borders, and a large flat lawn. At the far end, there's a fenced vegetable patch and a sizeable shed for storage.

In summary, this bungalow offers spacious living, a flexible layout, and a generous plot size, on one of the most desirable and quiet roads in Petersfield.

SITUATION

5 Pulens Crescents is in one of the most desirable areas of Petersfield. The house is on a quiet crescent off Pulens Lane and within walking distance of the town centre (a mile), many of the local schools, Petersfield station and The Queens Head public house in Sheet. The Heath and Pond, with wonderful walks and abundance of bird life, are within 0.25 of a mile, as well as the Petersfield Pay and Play Golf Club.

Petersfield, which is in the South Downs National Park, has a comprehensive range of shopping and recreational facilities including Waitrose, Marks & Spencer, Aldi and the Taro Leisure Centre. A mainline station provides trainline services to London Waterloo in just over an hour. The Petersfield area has an excellent range of schools including Bedales, Churcher's College, Ditcham Park and, in the state sector, TPS.

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
143.6 sq m / 1546 sq ft (Excluding Shed)

Not to scale. For identification purposes only.



Ground Floor

First Floor

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GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Rights of Way

There are no public rights of way crossing the Property.

Services

Mains water, electricity, gas and drainage.

Broadband availability

Ultrafast available (according to Ofcom).

Mobile/Internet Coverage

Limited indoors, Likely outdoors (according to Ofcom).

Tenure

Freehold with vacant possession.

Construction

Brick and tile.

EPC Rating

D55

Local Authority

East Hampshire District Council
www.easthants.gov.uk
01730 266551

Council Tax Band: E

Restrictions

South Downs National Park

Postcode

GU31 4DW

What3Words

///invite.reconnect.drain

Viewings

By appointment with BCM Wilson Hill only.

Selling Agent

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

Petersfield

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