



1 THE AVENUE

Petersfield GU31 4JQ

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A stylish, family house with delightful garden in one of Petersfield's best locations

Accommodation

Entrance Hall | Cloakroom | Sitting Room
Family Room | Kitchen/Dining Room
Utility Room

Principal Bedroom with En Suite Shower Room | 3 Further Bedrooms
Study/Bedroom 5 | Two Bathrooms

Driveway | Parking | Outbuilding/Garage
Landscaped Gardens

Petersfield Market Square 0.25 miles
Chichester 15.7 miles
Portsmouth 17 miles, Winchester 20 miles
London 57 miles
Mainline Station at Petersfield 0.6 miles
(Mileages are approximate)





1 THE AVENUE

An attractive and beautifully appointed family house, enjoying an established and convenient position in one of Petersfield's most highly desired residential locations. Understood to date back to the 1930's with recent additions, the house has been upgraded throughout and is stylishly arranged over three floors offering well proportioned, light and flexible accommodation. There are two reception rooms, both with open fireplaces, a large modern kitchen / dining room with retracting doors opening onto a veranda and garden beyond, and upstairs are five bedrooms, one of which would make a lovely study, and two bathrooms.

SITUATION

The house enjoys one of the most unique locations within Petersfield. The Avenue is a prime, tree-lined, residential road set between the town centre and The Heath. It is an incredibly desirable and convenient part of town to live and enjoy. The house is within level walking distance of the town centre, many of the local schools, the station and The Heath and pond with its wonderful walks and abundance of bird life or the Petersfield Pay and Play Golf Club. Public tennis courts are available across the road from the house. Petersfield itself offers a comprehensive range of facilities including Waitrose and a mainline station with train 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 with the larger centres of Winchester, Guildford and Chichester 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.

OUTSIDE

The property has generous driveway parking for several vehicles to the front of the house. Either side of the house is a side gate and path leading to the garden which is attractively landscaped and principally lawned. There is a covered veranda at the rear of the house providing a lovely spot for relaxation, a formal paved terrace area for dining/entertaining and a very useful outbuilding/garage, which offers scope. The garden enjoys a high degree of privacy and a bright and sunny aspect.



Approximate Floor Area
Main House: 213.9 sq m / 2,302 sq ft
Garage: 15.3 sq m / 165 sq ft
Total: 229.2 sq m / 2,467 sq ft

Not to scale. For identification purposes only.



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GENERAL REMARKS

Directions: GU32 3LA

From the market square in Petersfield, head East on the High Street, turning right onto Dragon Street and first left into The Avenue where the property is located on the left hand side.

What 3 Words:

/////unpainted.welfare.rejoined

Services

All mains services connected. Gas fired boiler providing hot water and central heating via radiators.

Agent's Notes:

- Broadband - Ultrafast according to Ofcom
- Mobile phone coverage - Limited/Likely according to Ofcom
- Mainly brick and tile construction
- Not a mining or flood risk area

Local Authority

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

Council Tax

Band G

EPC

D68

Viewings

By appointment with BCM Wilson Hill only.

Selling Agent

BCM Wilson Hill

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NB: Details and photographs dated February 2025.

Petersfield

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