



Tilmore Road, Petersfield

Price Guide £1,500,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Tilmore Road, Petersfield

Discover Tilmore Cottage, a grand four bedroom detached house nestled in lush greenery, a perfect blend of rural beauty and convenience. Hidden in its own idyllic enclave yet only minutes from Petersfield Town Centre and the mainline train station, Tilmore Cottage epitomises sophistication.

Greeted with a private driveway off Tilmore Road, leading to an inviting porch/boot room illuminated by a skylight, into the entrance reception room. The first reception room, currently a formal living area offers expansive untouched views of the garden.

The heart of the home is the extended kitchen and relaxed dining area, designed to showcase garden views through its feature windows. This area includes a seating and dining space, along with an island, with convenient access to the garage. French doors from the kitchen/dining area lead to the outstanding garden.

The final reception room, an elegant dining area, offers a bright ambiance and charming box window seat. A discreet utility room, or 'butler's entrance,' provides direct driveway access, complemented by a ground floor W.C.

Upstairs, the vast landing area is a bright office space, which could easily be converted to family reading area. The first bedroom offers a spacious double layout with an en-suite and serene front garden views. The second bedroom enjoys captivating garden vistas, while the third bedroom could serve as a dressing room. A family bathroom completes this floor.

The second floor presents a fourth bedroom or ideal study with scenic window views, with potential for a fifth bedroom in the loft space, subject to planning.

The established well stocked garden is a delight, with a patio area for outdoor seating amidst an expansive greenery. Adjacent to the garden sits an outdoor office/dwelling, complemented by two tranquil ponds.

Tilmore Cottage is not just a home, its a lifestyle. With a blend of space, elegance and potential.

Council Tax - G
EPC - C



Location

Petersfield is a market town and civil parish in the East Hampshire district of Hampshire. It is 17 miles north of Portsmouth on the A3 road. The town has its own railway station on the Portsmouth direct line, the mainline rail link- connecting Portsmouth and London (Waterloo). The town is situated on the northern slopes of the South Downs. Petersfield lies wholly within an area of outstanding natural beauty and within the boundary of the South Downs National Park. The town is on the crossroads of the well-used north-south (A3) and east-west (A272) routes and it originally grew as a coach stop on the Portsmouth to London route. Petersfield is twinned with Barentin in France and Warendorf in Germany. Petersfield is a popular location for families, due to the choices of schools available, including; Churchers College, The Petersfield School (TPS) Herne Junior school and a number of infant schools and playgroups nearby. The town centre offers a good selection of shops and facilities, including Waitrose, Tescos and Lidl supermarkets and a mixture of High street brands and local independent businesses. Being within the South Downs National Park there are a plethora of country walks and cycle paths and the jewel in the Town's crown is the Heath & Lake.

Local authority


East Hampshire District Council
Penns Place, Petersfield
Hampshire, GU31 4EX
01730 266551

Additional Information

All main services

Tenure

Freehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



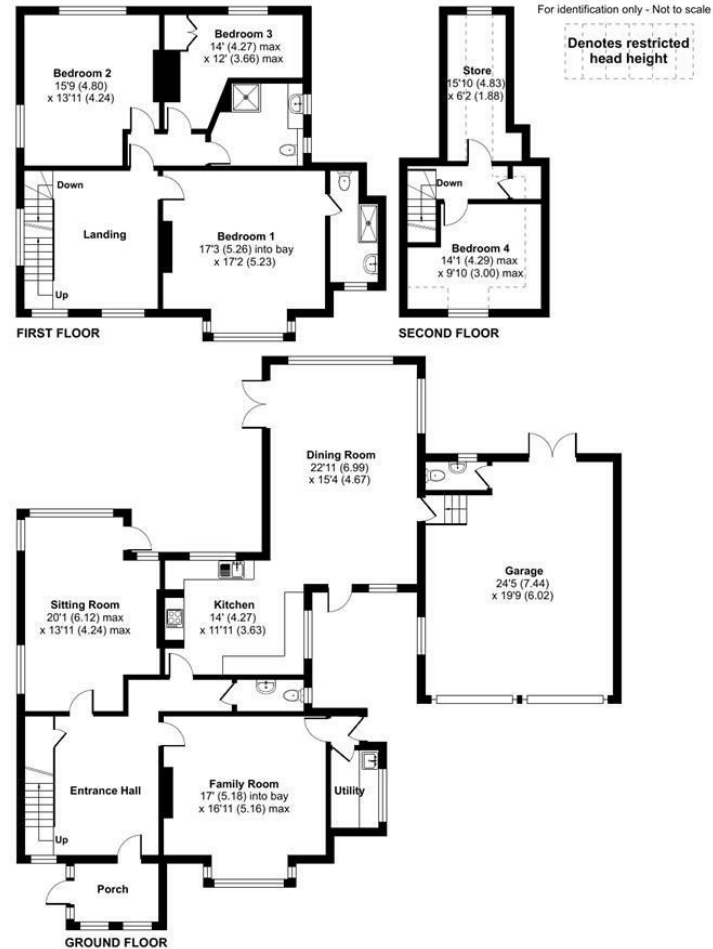
Tilmore Road, Petersfield, GU32

Approximate Area = 2679 sq ft / 248.8 sq m

Limited Use Area(s) = 107 sq ft / 9.9 sq m

Garage = 482 sq ft / 44.7 sq m

Total = 3268 sq ft / 303.4 sq m



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Williams of Petersfield. REF: 1147689

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6 - 8 College Street, Petersfield, Hampshire, GU31 4AD

01730 233333 sales@williamsopetersfield.co.uk www.williamsopetersfield.co.uk

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