



Woodbury Avenue, Petersfield

Offers Over £725,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Woodbury Avenue, Petersfield

Nestled on the highly desirable Woodbury Avenue, this three-bedroom semi-detached property offers an unbeatable combination of charm, convenience, and potential. Perfectly positioned within walking distance of Petersfield's mainline train station, bustling town centre, and Bedales School, this home provides an exceptional opportunity for families, professionals, or investors seeking a prime location.

Offered with no onward chain, the property presents a wonderful opportunity for buyers looking to create their dream home. The bright and inviting entrance hallway leads to a sun-drenched south-facing living room, featuring a beautiful bay window and charming feature fireplace. The separate dining room, with French doors opening onto the garden, offers a seamless indoor-outdoor flow, while the kitchen is currently a blank canvas awaiting to be updated to a modern and functional space.

Upstairs, the first floor boasts three bedrooms, a spacious master with bay window and built-in wardrobes, a generous double, and a versatile small double with eaves storage. Completing this level is a family bathroom.

The front driveway provides ample space for several cars, adding to the property's practicality. Outside, the private rear garden includes a patio area, garage access, and potential for landscaping. With immense charm, an unbeatable location, and untapped potential, this Woodbury Avenue gem is ready to welcome its new owners. Don't miss out!

An approved planning permission is in place to add a first-floor rear extension, single-storey rear extension, dormer to the rear roof slope, side roof extension/loft conversion, and a detached home office/studio following the demolition of the garage. For more information, please contact the office or access the full planning application online using the reference number SDNP/16/03435/HOUS.

EPC - D
Council Tax - E



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

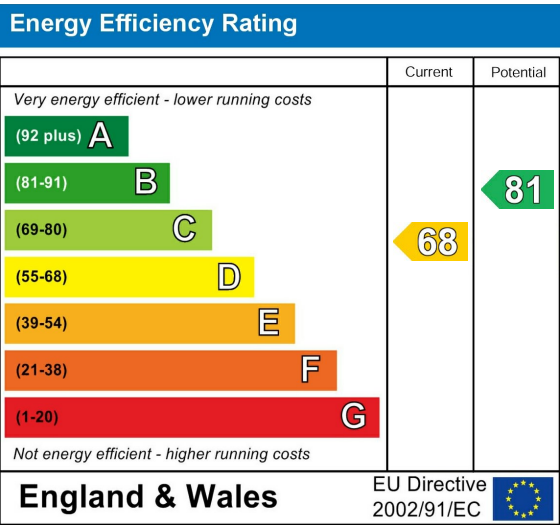
East Hampshire District Council
Penns Place, Petersfield
Hampshire, GU31 4EX

Additional Information

All main services

Tenure

Freehold



Woodbury Avenue, Petersfield, GU32

Approximate Area = 1104 sq ft / 102.5 sq m

Limited Use Area(s) = 42 sq ft / 3.9 sq m

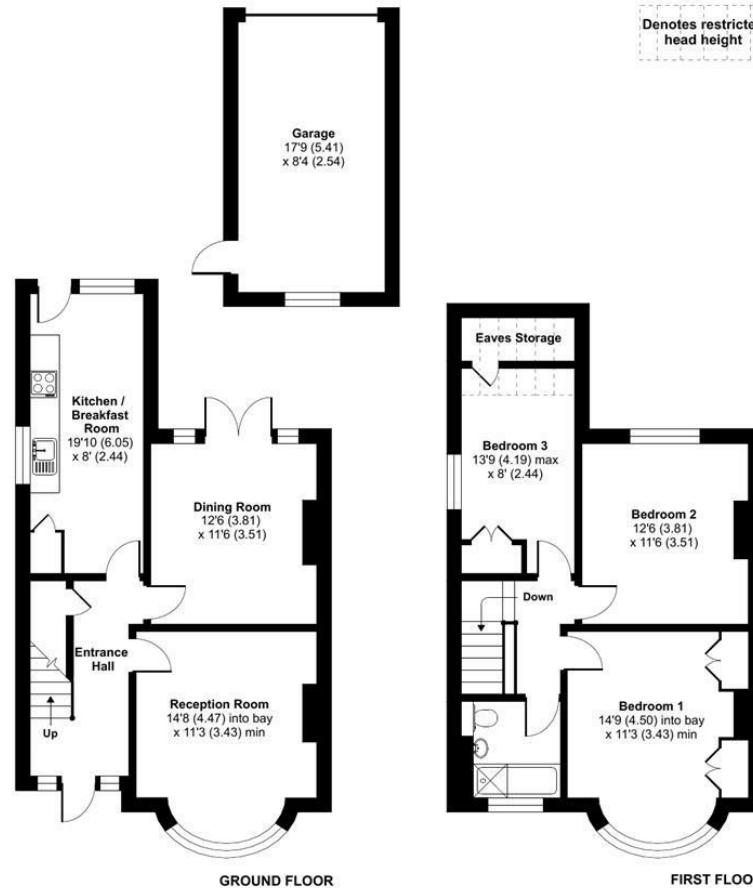
Garage = 193 sq ft / 17.9 sq m

Total = 1339 sq ft / 124.3 sq m

For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Williams of Petersfield. REF: 1233071

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