



MORETON HOUSE

6 The Spain, Petersfield, Hampshire GU32 3LA



SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN



MORETON HOUSE

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An exceptional central town house with
delightful walled gardens

Accommodation

4 Reception Rooms | Conservatory/Garden Room | Kitchen/Breakfast Room | Cloakroom
Utility Room | Store Room and Gym/Fitness Room | 3 Bedroom Suites | Bedroom 4
| Bedroom 5/Studio | Shower Room

Private Off Road Parking | Detached Garage for 3 Vehicles
Delightful Terrace and Landscaped Walled Gardens

In all about 0.43 Acres (0.174 ha)

Petersfield Market Square 0.1 miles | Chichester 15 miles | Portsmouth 17 miles
Guildford 27 miles | Local train station at Petersfield 0.3 miles.
(Mileages are approximate)



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SITUATION

Moreton House is situated in the highly desired area of The Spain in the historic market town of Petersfield, within easy walking distance of Petersfield's town centre amenities and train station. Petersfield is a vibrant market town with a library, outdoor swimming pool, leisure centre, thriving sport clubs, music, arts and theatre community. Only steps from the front door are a comprehensive range of shops, excellent schools catering for both state and private requirements, as well as a mainline station with trains to London Waterloo in just over an hour. There are many good footpaths and bridleways in the surrounding area including the South Downs Way, Hangers Way and Sussex Border Path. The nearby A3 provides good regional transport links to Portsmouth, Guildford and London and access to the creeks and inlets of the South Coast.

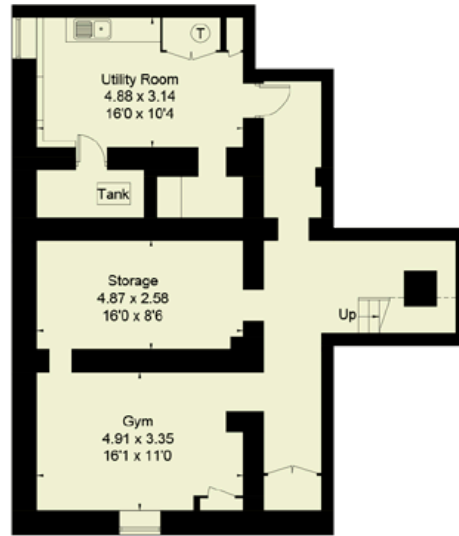
THE PROPERTY

Moreton House is an extremely attractive, Grade II listed property, offering rendered elevations and large sash windows beneath a slate tiled roof, overlooking a large walled garden - very much a country house in a town setting. The property has a rich history, understood to have been built in 1860 by Lord Hylton and latterly operated as a school for several decades, before reverting to a residential house. Arranged over three floors, the house offers significant stature and charm throughout, with notably light, high ceilings and well-proportioned rooms, whilst cleverly incorporating many character features including open fireplaces and window shutters combined with the more modern conveniences attributed to current day living. Stylishly and meticulously presented, Moreton House is recognised as being one of Petersfield's most significant and landmark properties.

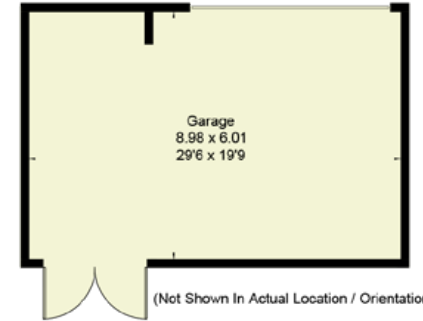


OUTSIDE

Accessed by a large electric gate, the property offers private parking for several vehicles and access to a detached garage. The landscaped, walled gardens are particularly delightful, offering a high degree of privacy. The large terrace, which wraps around the rear of the property, is ideally suited for entertaining. Beyond are principally lawned gardens housing a number of well stocked flower beds and a wildflower meadow. In all, the property extends to 0.43 acres (0.174 ha).



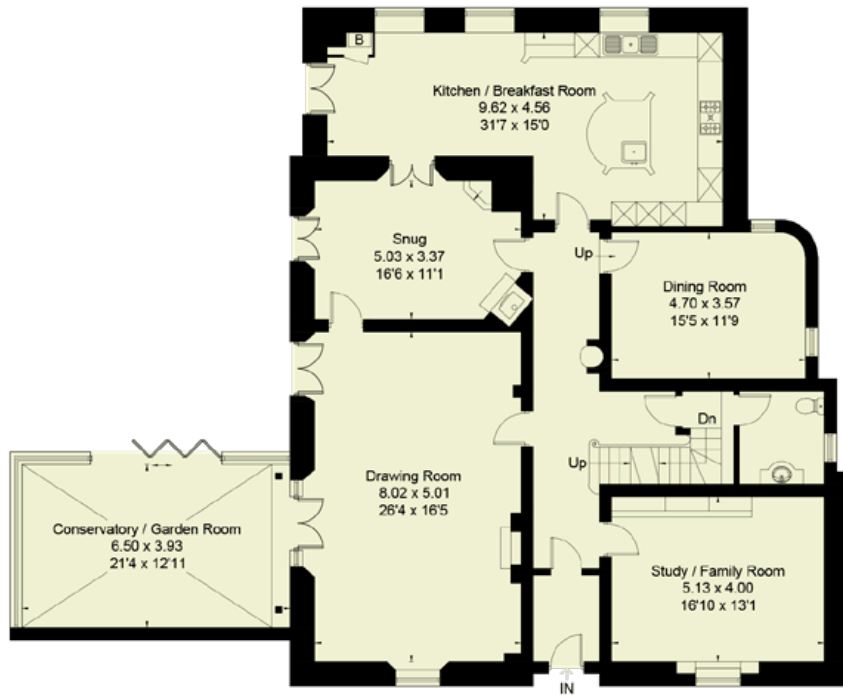
Lower Ground Floor



Reduced head height below 1.5m

Approximate Gross Internal Floor Area
House = 486.8 sq m / 5240 sq ft
Outbuilding = 54 sq m / 581 sq ft
Total = 540.8 sq m / 5821 sq ft

All measurements, including the floor area, are approximate and for illustrative purposes only.



Ground Floor



First Floor



GENERAL REMARKS

Agents Note

Mobile phone coverage: Good

Broadband: Fibre connected

Services

Mains water, gas, electricity and drainage.

Local Authority

East Hampshire District Council

www.easthants.gov.uk

Tel: 01730 266551

Council Tax

Band G

EPC Rating

D56

Tenure

Freehold

Postcode

GU32 3LA

Directions

On Foot: From the Market Square in Petersfield head along Sheep Street until the end of the road, then as you reach The Spain, Moreton House is located across the green opposite.



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Viewings

By appointment with BCM Wilson Hill only.

Selling Agent

BCM Wilson Hill

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Petersfield

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