



70 COLLINGWOOD WAY

Petersfield, GU31 4QJ



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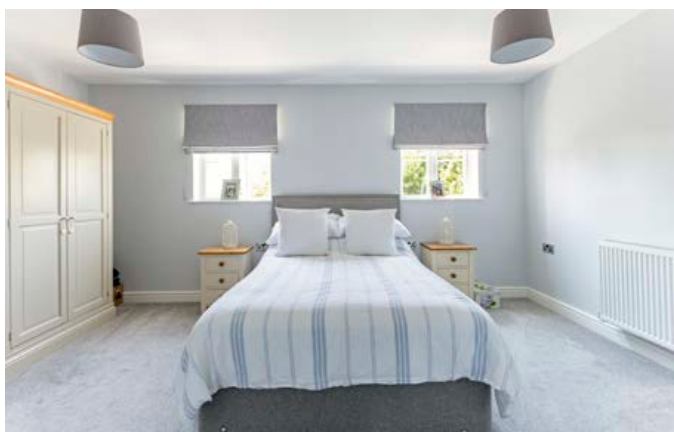
Petersfield, GU31 4QJ

A stylish semi-detached house with southwest facing garden within walking distance of Petersfield town centre

Accommodation

Entrance Hall | Sitting Room | Kitchen/
Breakfast Room | Utility Room |
Ground Floor Shower Room | 3 Double
Bedrooms | Study/Bedroom 4 |
Family Bathroom | En Suite Shower Room |
Separate WC | Southwest Facing Garden |
Car Port | Driveway Parking

Town Centre 1.1 miles, Mainline Station
1 mile, Alton 12.9 miles, Chichester 16.8
miles, Guildford 26.4 miles,
London 56.9 miles
(Mileages are approximate)



SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN



70 COLLINGWOOD WAY

A modern family house with four double bedrooms, garden and car port in an enviably quiet location on the Ramshill Estate. The spacious hall leads to the fabulous newly fitted kitchen with bifold doors onto the terrace and garden beyond. On the ground floor, currently the study is used as a playroom but could be a fourth bedroom alongside the ground floor shower room. There is also a useful utility room.

On the first floor is the well-proportioned sitting room and a large bedroom with separate WC. There are two further double bedrooms, one with en suite shower and the other with far reaching countryside views. A family bathroom completes the top floor.

SITUATION

The property is situated in one of the most desirable areas of Petersfield, within walking distance of the town centre, many of the local schools, Petersfield train station, the Heath and Pond with wonderful walks and abundance of bird life. Petersfield offers a comprehensive range of shopping and recreational facilities, and the mainline station has services to London Waterloo in just over an hour. The area has an excellent range of schools including Bedales, Churcher's College, Ditcham Park and in the state sector, TPS and Bohunt. The nearby 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.

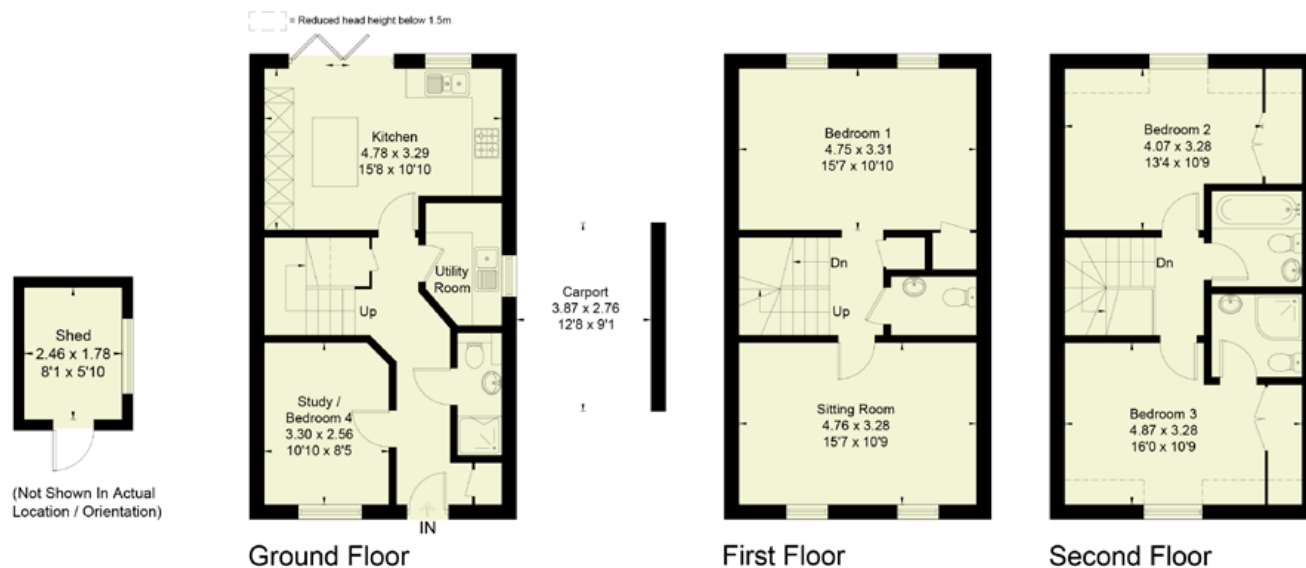


OUTSIDE

A paved terrace leads directly from the kitchen providing good outside entertaining space and the rest of the garden is laid to lawn and bordered by mature shrubs and trees. The garden is southwest facing and backs on to the cemetery making it especially quiet and private. There is a useful garden shed and side access to the carport and driveway parking.

Approximate Floor Area = 129.8 sq m / 1397 sq ft (Excluding Shed / Carport)

Not to scale. For identification purposes only.



NB:

Photographs and details prepared July 2025

Agents Note:

The property is owned by one of the Partners of BCM Wilson Hill.

IMPORTANT NOTICE

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- Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order - nor have BCM Wilson Hill tested them.

GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Services

Mains water, drainage, electricity and gas.

Broadband availability

Ultrafast available (Ofcom)

Mobile/Internet Coverage

Indoor limited/Outdoor likely (Ofcom)

Tenure

Freehold.

Local Authority

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

Council Tax

Band: E

EPC

C77

Postcode

GU31 4QJ

Directions

From Petersfield Station, follow Station Road eastward continuing onto Ramshill. Just after the petrol station, turn left into Barentin Way. Take the first right turn, continuing to follow Barentin Way until it becomes Collingwood Way, after 0.3 miles you will see No. 70 on your right.

What3Words:

///jousting.community.comedy

Viewings

By appointment with BCM Wilson Hill only.

Selling Agent

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Petersfield

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