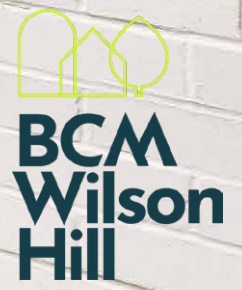




Alverstone

ALVERSTONE

Ramshill, Petersfield, Hampshire GU31 4BA



ALVERSTONE

Ramshill, Petersfield,
Hampshire GU31 4BA

A stylish property enjoying
generous landscaped
gardens within easy reach
of Petersfield town centre.

Accommodation

Entrance Lobby | Entrance Hall |
Sitting Room | Kitchen / Dining Room |
Utility / Boot Room | 3 Bedrooms (two
with Ensuite Shower Rooms) | Bedroom
4 / Study | Family Bathroom | Off Road
Parking | Detached Double Garage
| Spacious Gardens and Grounds of
Approximately 0.37 Acres (0.149 ha)

Petersfield Mainline Station 0.9 miles
| Alton 12 miles | Chichester 16 miles |
Guildford 26 miles | Mileages and times
approximate





ALVERSTONE

A stylish, detached property offering spacious, light and flexible accommodation, situated in a private and accessible central town location. Arranged on a single level, the property has recently undergone a significant upgrade throughout, with particular notable features including solar panels, a spacious open plan kitchen / dining room, double aspect sitting room affording lovely, elevated views across the gardens and beyond and two double bedroom suites.

OUTSIDE

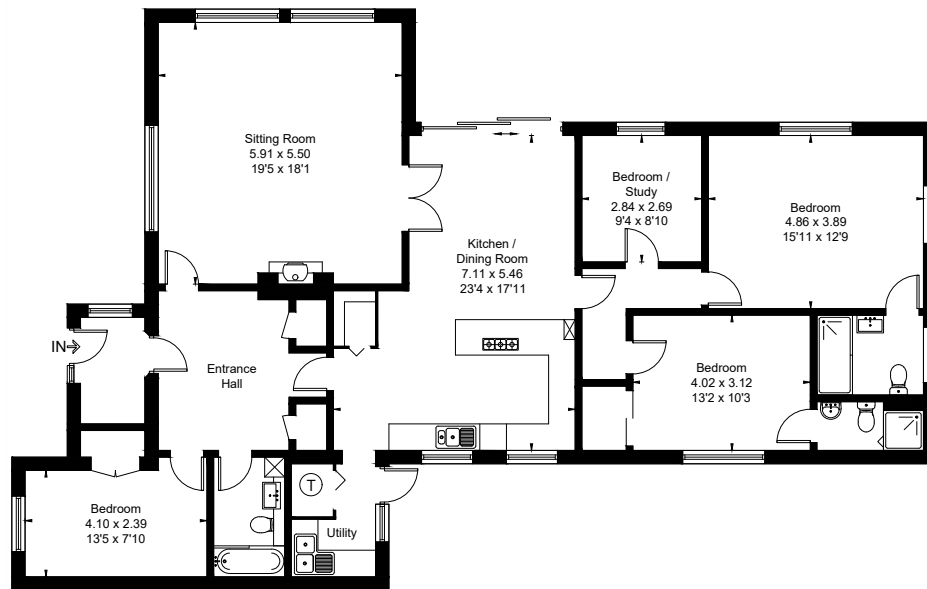
The property offers two private off road parking areas - in front of the house and separately in front of the spacious, detached double garage. The delightful, landscaped gardens, arranged on two sides of the property, are a particular feature of the property and are predominantly lawned housing mature borders and various mature trees including a lovely, 300 year old chestnut tree. In addition, there are raised patio areas to the rear and sides of the property, ideally suited for relaxation and outdoor entertaining purposes. The enclosed gardens offer a high degree of privacy, a sunny westerly aspect and in all extend to approximately 0.37 Acres (0.149 ha).

SITUATION

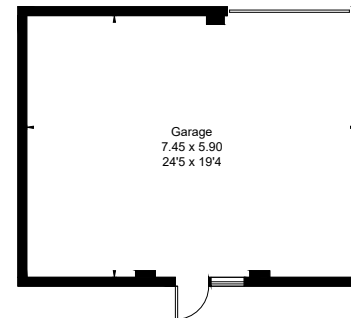
The property is situated on a private lane within walking distance of Petersfield town centre, many of the local schools, Petersfield station and The Queens Head public house in Sheet. The Heath and Pond, with wonderful walks and abundance of bird life, are also within easy reach as well as the Petersfield Pay and Play Golf Club. Situated in the South Downs National Park, Petersfield offers a comprehensive range of shopping and recreational facilities and a mainline station providing trainline 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.



Approximate Floor Area = 164.3 sq m / 1768 sq ft
Garage = 43.9 sq m / 472 sq ft
Total = 208.2 sq m / 2240 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)

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

Good Outdoor; Variable indoor (Ofcom)

Tenure

Freehold

Construction

Brick and timber

EPC Rating

B81

Local Authority

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

Council Tax

Band: F

Postcode

GU31 4BA

Directions to GU31 4BA

Proceed out of Petersfield on the B2070 (London Road) and having passed Kingsfersden Lane on the left, take the immediate next left turn into the unmarked lane where the property will be found after a few hundred metres on the left hand side.

What3Words

///marine.dabble.ultra

Viewings

By appointment with BCM Wilson Hill only.

Selling Agent

BCM Wilson Hill
4 Lavant Street, Petersfield
GU32 3EW
t: 01730 262600 e: petersfield@bcmwilsonhill.co.uk

NB Photographs and details prepared September 2025

IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

- These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
- The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.
- Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed.
- 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.

Petersfield

01730 262 600

petersfield@bcmwilsonhill.co.uk

Further offices at: Winchester | Isle of Wight | Oxford

bcmwilsonhill.co.uk

