



FLAGSTONES

The Avenue, Petersfield, Hampshire GU31 4JG



**BCM
Wilson
Hill**



SALES & LETTINGS | PLANNING & DEVELOPMENT | RURAL CONSULTANCY | ARCHITECTURE & DESIGN

FLAGSTONES

The Avenue, Petersfield, Hampshire GU31 4JG

An exceptional, luxurious and contemporary landmark property with outstanding views across Heath Pond, situated in one of Petersfield's most sought after locations.

Accommodation

Entrance Portico | Reception Hall | Cloakroom | Drawing Room | Open Plan Kitchen / Breakfast Room | Sitting Room | Study | Family / Music Room | Utility Room | Principal Bedroom Suite with Ensuite Bathroom and Balcony | Guest Bedroom Suite with Ensuite Bathroom and Balcony | 3 Further Bedrooms (1 with Ensuite Bathroom) | Family Bathroom | In and Out Driveway with Extensive Parking | Integral Double Garage | Large Entertaining / Dining Terrace | Landscaped Gardens and Grounds of approximately 0.6 Acres (0.24ha)

Petersfield Market Square 0.4 miles | Chichester 15 miles | Guildford 25 miles | Petersfield mainline station to London Waterloo 0.6 miles
(Mileages are approximate)





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THE PROPERTY

Flagstones is a luxurious, stylish and striking contemporary property offering comfortable and sumptuous accommodation with an incredibly high-end specification and finish throughout. Arranged over two floors, the property affords notably light, well proportioned and flexible accommodation which is very much geared towards entertaining and family living with large picture windows boasting wonderful views and retractable glass doors inviting an outside / inside lifestyle. Offering high end fixtures and fittings including Gaggenau kitchen appliances, integrated electric blinds and energy efficient double-glazed windows, the property is meticulously presented throughout exuding luxury living with contemporary convenience at its very finest.

OUTSIDE

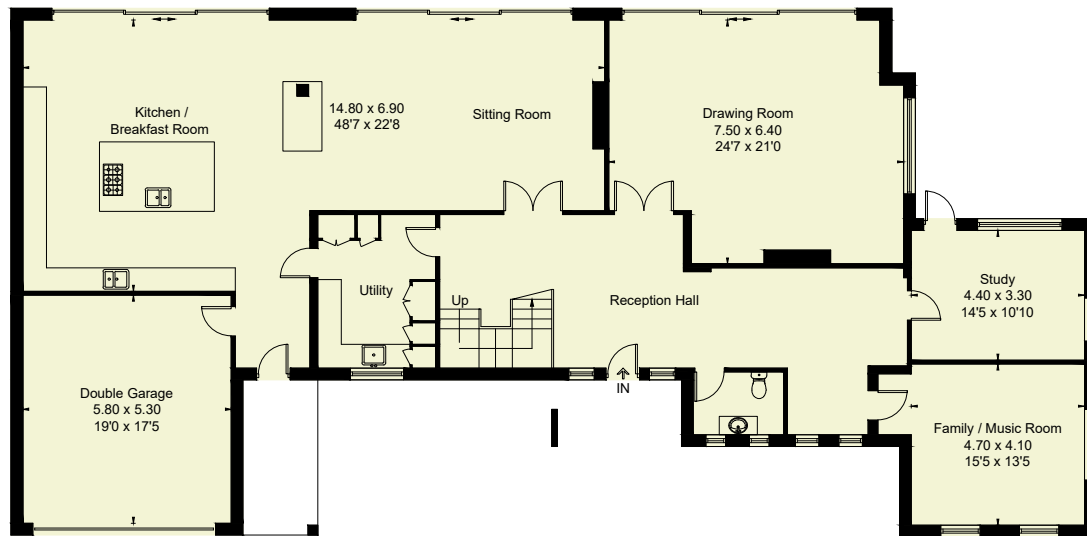
The property is approached via a semi-circular in and out drive providing extensive parking and access to an integral double garage via electric doors. The gardens are beautifully landscaped and manicured offering an expansive terrace providing various areas for privacy, relaxation and entertaining with a more formal lawned garden beyond interspersed with attractively shaped mature floral beds. A private gate at the rear of the garden provides easy access to the neighbouring Pond and Heath. In all, the delightful, southerly facing, private gardens and grounds extend to approximately 0.6 Acres (0.24ha).

LOCATION

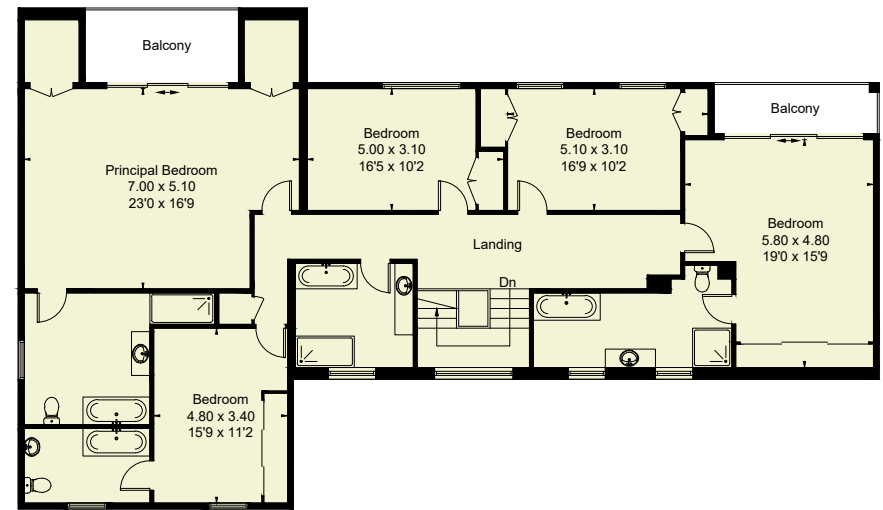
The property enjoys one of the most unique and sought after central locations within Petersfield. The Avenue is a prime, tree-lined residential road situated between the town centre and The Heath and the property enjoys a private situation yet is within level walking distance of the town centre. Petersfield is a vibrant market town offering a comprehensive range of shopping and recreational facilities, an outdoor swimming pool, leisure centre, music, arts and theatre community and a mainline station serving London Waterloo and the south coast. The Petersfield area situated within the South Downs National Park, has an excellent range of schools including Bedales, Churcher's College, Ditcham Park School and in the state sector, TPS. 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 beaches, creeks and inlets of the South Coast.



Approximate Floor Area = 440.2 sq m / 4738 sq ft



Ground Floor



First Floor



GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Rights of Way

There are no public rights of way crossing the property

Services

Mains water, electricity and drainage. Gas fired heating.

Broadband availability

Ultrafast available according to Ofcom.

Mobile /Internet Coverage

Good outdoors and indoors according to Ofcom.

Tenure

Freehold with vacant possession.

Council Tax

Band G

EPC Rating

C74

Local Authority

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

Postcode

GU31 4JG

Directions

From the town centre follow the High Street easterly to the war memorial. Turn right onto Dragon Street and take the first left into The Avenue. Proceed towards the end of the road, passing Weston Road on your left, taking the next right into a private lane where the property will be found after a short distance on the left hand side.

What3Words

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Viewings

By appointment with BCM WILSON HILL only

NB Brochure prepared March 2026

IMPORTANT NOTICE

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