



BEECHWOOD

The Avenue, Petersfield, Hampshire GU31 4JG





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

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An impressive and versatile house with delightful gardens affording outstanding views across the Heath pond and the distant South Downs

Accommodation

Reception Hall | 2 Cloakrooms | Drawing Room | Dining Room | Kitchen / Breakfast Room | Conservatory / Garden Room | Cinema Room | Gym | Office / Bedroom / Games Room | Utility Room | Rear Hall | 2 Plant Rooms | Store / Wine Store | Principal Bedroom with Ensuite Bathroom, Dressing Room & Study | Bedroom 2 with Ensuite Bathroom & Dressing Room | Study / Bedroom 5 | Two Further Bedrooms (both with Ensuite facilities) | Extensive Parking | Integral Double Garage | Detached Outbuilding / Garage | Landscaped Gardens and Grounds of approximately 0.57 Acres (0.23 ha) | Exceptional Views

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

Beechwood is an impressive, modern and versatile family house built by the current owners in 2011 to an exacting standard and offered to the market for the first time. The property offers brick and tile facing elevations beneath a pitched, tiled roof and is arranged over four floors offering notably light, spacious and flexible accommodation throughout, ideally suited for both family living and entertaining requirements. The house affords many notable features suitable for modern day living including a spacious, fully fitted kitchen / breakfast room, ensuite facilities to all bedrooms, cinema room, office / games room, underfloor heating and some incredible views from most rooms. The property is meticulously presented throughout, commanding a wonderful and quiet position at the end of a private lane.

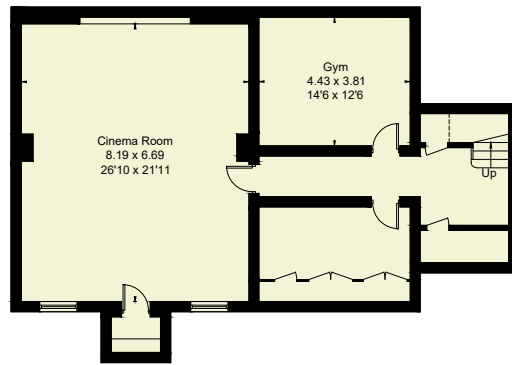
OUTSIDE

The property is approached via a private lane leading to an extensive driveway providing parking for several vehicles and access to the garaging. The gardens are beautifully landscaped offering a large terrace adjacent to the rear of the house ideally suited for relaxation and/or entertaining purposes with lawned gardens beyond interspersed by various mature flower beds, descending steps and various 'areas' in which to enjoy the wonderful surroundings, views and ambience that the property affords. In all, the gardens and grounds extend to approximately 0.57 Acres (0.23 ha).

LOCATION

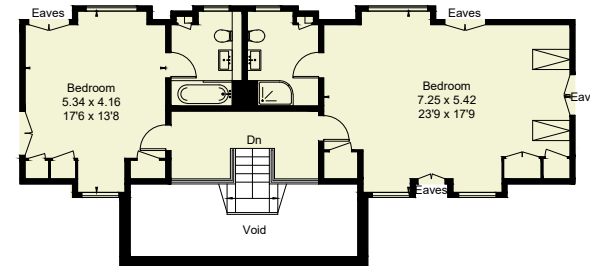
Enjoying a delightful corner position at the end of a private lane, the property enjoys one of the most unique and sought after central locations within Petersfield. The Avenue is a prime, tree-lined residential road situated between the town centre and The Heath and the property enjoys a private situation 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 = 616.4 sq m / 6635 sq ft
 Outbuilding = 21.8 sq m / 235 sq ft
 Total = 638.2 sq m / 6870 sq ft (Including Garage)

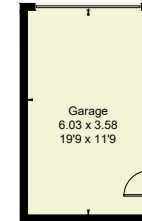


Basement

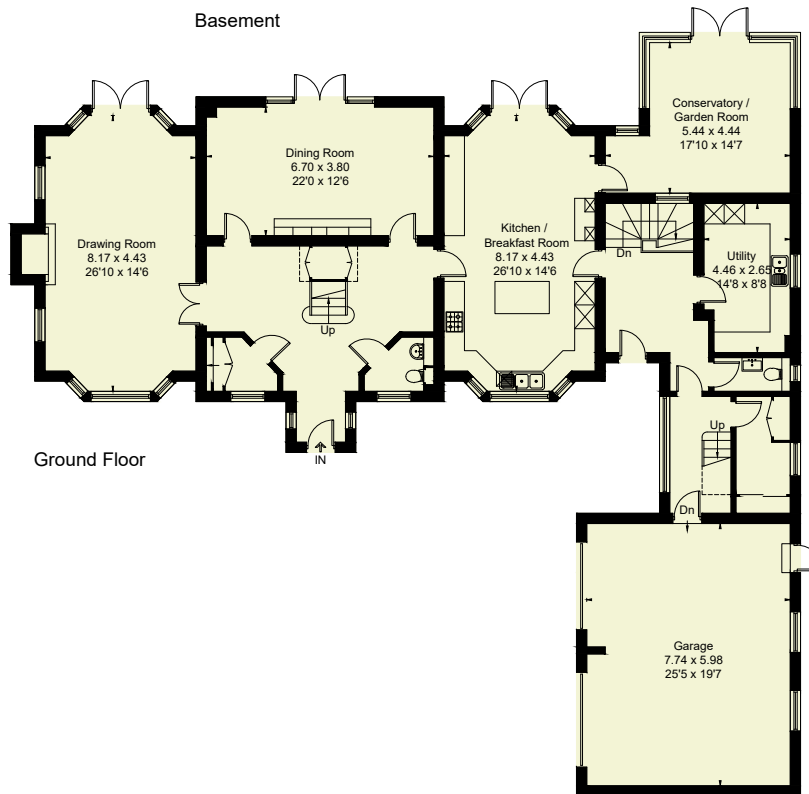
Reduced head height below 1.5m



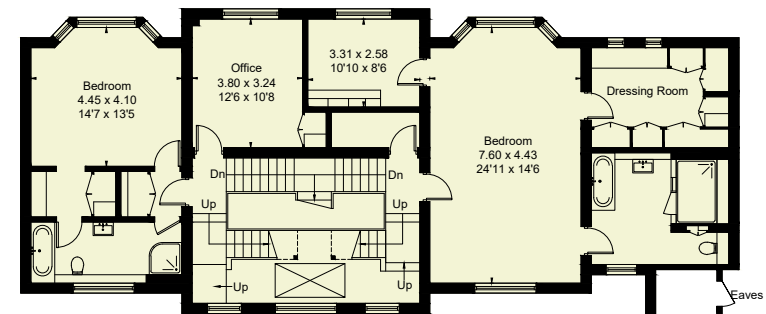
Second Floor



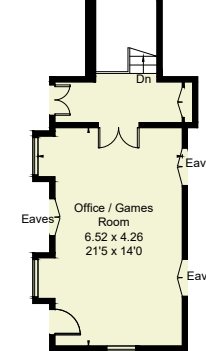
(Not Shown In Actual Location / Orientation)



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, variable in-home (according to Ofcom).

Tenure

Freehold with vacant possession.

Council Tax

Band H

EPC Rating

C76

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 straight ahead at the end of the lane.

What3Words

House: the///subsets.efficient.kitchen

Entrance to drive: ///confident.album.supposing

Viewings

By appointment with BCM WILSON HILL only

NB Brochure prepared April 2026

IMPORTANT NOTICE

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Petersfield

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