Jacobs & Hunt

6 WINCHESTER ROAD, PETERSFIELD, GU32 3BY

GUIDE PRICE £595,000









Set on Winchester Road, within easy reach of the town centre and station, this charming semi-detached residence offers 1,317 sq ft of flexible, light-filled accommodation arranged over three floors, together with a detached garage/workshop, a useful store and a delightful, mature rear garden. Extending to approximately 1,535 sq ft in total, the property combines period character with a thoughtfully considered, contemporary finish.

A covered porch opens into a welcoming entrance hall. The sitting room is a wonderfully inviting space, centred on a handsome fireplace with a pine surround, cast-iron insert and decorative floral tiles, and enjoys a large window to the front. A generous opening leads through to the dining room, where an exposed painted brick feature wall adds texture and character. This sociable arrangement is ideal for both family life and entertaining.

At the rear, the kitchen is a real highlight. Fitted with cream cabinetry, oak-style worktops and integrated double oven and gas hob, it is flooded with natural light from twin roof lanterns and enjoys a peninsula breakfast bar with seating. Double doors open directly onto the terrace and garden, creating a seamless connection between inside and out. A utility cupboard with space for a washing machine and tumble dryer, together with a ground floor shower room, provide further practicality. A separate study, tucked away at the rear, offers a peaceful spot for home working.

The landing gives access to three well-proportioned bedrooms and a separate WC, with the principal first floor bedrooms enjoying pleasant outlooks over the garden and street.

The impressive top-floor bedroom is a superb retreat. Extending to 14'10 x 14'1, it is filled with light from multiple Velux windows and benefits from eaves storage. A well-appointed bathroom with bath and WC sits conveniently alongside on the same level.

The property is approached via a block-paved driveway providing ample off-street parking and leading to a detached garage/workshop with double doors, offering excellent scope for storage, hobbies or conversion (subject to the necessary consents). A side gate gives access to the rear garden.

The garden is a particular feature: predominantly laid to lawn and framed by well-established hedging and mature planting, it offers a high degree of privacy. A paved terrace is ideal for al fresco dining, whilst a charming summerhouse at the far end provides a lovely spot to relax. A brick-built outbuilding, a further timber store and a vegetable planter complete the picture.









Winchester Road

Approximate Gross Internal Area = 122.4 sq m / 1317 sq ft
Outbuildings = 20.3 sq m / 218 sq ft
Total = 142.7 sq m / 1535 sq ft



Ground Floor **First Floor** **Second Floor**

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1347491)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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