

BLUE CEDAR

Love Lane, Petersfield GU31 4BQ



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A beautifully modernised
four bedroom bungalow
in a quiet location on Love
Lane, Petersfield with a
fantastic garden.

Accommodation

Main bedroom suite with walk-in wardrobe,
dressing area and shower room | Guest
bedroom with en suite bathroom | 2 further
bedrooms | Family bathroom | Phenomenal
open plan kitchen/dining room | Sitting
room | Office and separate utility room

Summer house | Shed | Plant room
| Driveway parking | Plot size of approx.
0.62 acres (0.251 ha) | In South Down
National Park | 2,357 sq ft (219 sqm)
| EPC D67

Petersfield town centre and station
(London Waterloo) 0.5 miles | Guildford
26 miles | Winchester 20 miles | Chichester
17 miles | Portsmouth 19 miles

Mileages and times approximate





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Double doors open into a light and welcoming entrance hall, with French doors leading onto the terrace. The kitchen / dining room is a superb open-plan space, stylishly appointed with a well-equipped kitchen featuring a substantial island and breakfast bar. This wonderful entertaining area flows seamlessly into the generous sitting room, where two sets of doors open onto the terrace and gardens beyond.

Adjoining the kitchen is a practical utility room with external access, as well as a useful home office with fitted storage. On the opposite side of the hallway, a separate corridor leads to the bedrooms and bathrooms. The principal bedroom is particularly impressive, featuring a walk-in wardrobe, dressing area, doors opening onto the garden, and an ensuite shower room. There is a further ensuite bedroom, two additional double bedrooms, and a family bathroom.

The property has been comprehensively renovated and modernised to an exceptional standard with high-tech controls integrated throughout.



OUTSIDE

The garden is truly amazing, not only size but in maturity – with beautiful planting in the borders and well stocked colourful beds. The plot is mostly laid to lawn with well established trees and shrubs throughout. A large terrace runs a long the back of the house which is ideal for entertaining. In all, a fantastic haven for children, animals and keen gardeners to enjoy. There is driveway parking for several cars to the front of the house, as well as a summer house, shed and plant room. The plot totals approximately 0.63 of an acre, a rarity for a property so close to town.

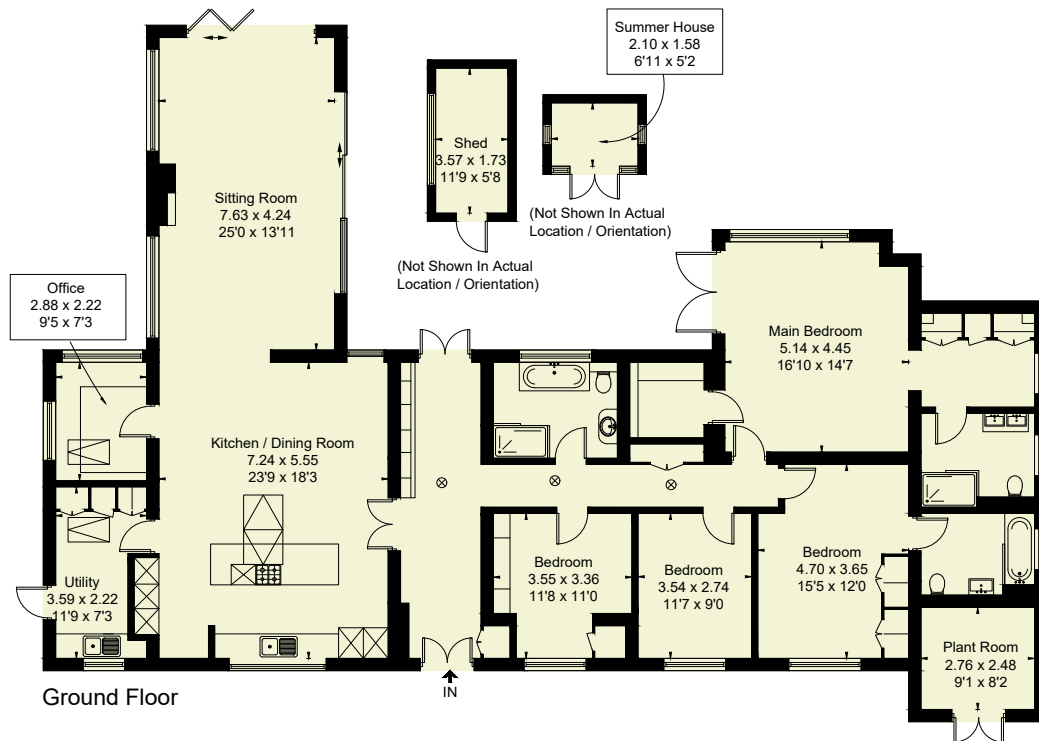
SITUATION

Love Lane is on the eastern side of Petersfield and within walking distance of the town centre, station and many of the local schools. The house is approached up a side lane, which is a short private residential road of bungalows and chalets. Petersfield itself has a comprehensive range of shopping, recreational amenities and a mainline station with services to London Waterloo in just over an hour. There is an excellent range of schools locally including Churcher's College (next door), Bedales, Ditcham Park and TPS.

The A3 provides excellent links to Guildford, the M25 and London, and to the south, Portsmouth with its ferry port. The other regional centres of Winchester and Chichester are all within reasonable driving distance, as are the harbours, beaches and creeks of the south coast.



Approximate Floor Area = 219.0 sq m / 2357 sq ft
 Summer House = 3.2 sq m / 34 sq ft
 Total = 222.2 sq m / 2391 sq ft (Excluding Shed)



GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Services

Mains water, electricity, and drainage. Gas fired heating.

Broadband availability

Ultrafast available (Ofcom).

Mobile/Internet

Coverage

Good outdoor and in home (Ofcom).

Agent Notes

We understand that there is TPO on one of the trees at the property.

Tenure

Freehold with vacant possession.

Construction

Brick

Local Authority

East Hampshire District Council
www.easthants.gov.uk
 Council Tax Band: F
 EPC: D67

Postcode

GU31 4BW

Directions

From the A3 south as you approach Petersfield take the first exit signed to Midhurst. Follow the slip road up to the roundabout and take the second exit signed to Petersfield. Go along, past Churcher's College, down the hill and at the traffic lights keep in the left lane of the one-way system. Take the first left into Love Lane, go past two left turnings and take the next lane (at the end of the laurels) which is a narrow turning. Blue Cedar is at the end.

What3Words

///thrillers.fittingly.gains

Viewings

By appointment with BCM Wilson Hill only

NB These particulars are as at June 2026.

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Petersfield

01730 262 600

petersfield@bcmwilsonhill.co.uk

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bcmwilsonhill.co.uk

