



Petersfield, Hampshire

Asking Price £1,200,000

Petersfield, Hampshire

A beautiful Four Bedroom House dating back to 1911 and steeped in character and designed by the Architect W F Unsworth who was a noted Arts and Crafts Architect. This versatile property has been extended in recent years to create a substantial living space.

Situated within The Purrocks in Petersfield the house is within walking distance to Bedales School and there are many countryside walks on your doorstep.

On approach to the house, you will notice the abundance of off street parking on a gravel driveway, there is also a front wooded garden, a large storage shed and an entrance gate to the rear gardens.

Internally the ground floor is a very versatile layout that incorporates, three reception rooms, a kitchen dining room, utility room, shower room and study. The main living room has a wood burning stove. The kitchen, the hallway to the garden room and the living/dining room have access on to the internal Mediterranean courtyard.

The first floor has been extended to create a spacious suite with attached bathroom, there are two further double bedrooms and a separate modern shower room.

The second floor, in addition to having view to the countryside it also boasts another double bedroom and eaves storage. The rear gardens are cleverly landscaped to include an extended patio with ample dining space, a lawned garden with mature borders and a further side garden which, in addition to having a large storage shed and external wood store, has a green house and mature fruit trees.

There are many lovely features that the house offers, such as Edwardian thumb print door handles and many original leaded light windows, that really create a perfect blend of character in a modern day living environment.

- Characterful Property
- Substantial Family Home
- Four Bedrooms
- Three Reception Rooms
- Three Bath/Shower Rooms
- Additional Study
- Wrap Around Gardens
- Two Large Garden Sheds
- Ample Off Street Parking
- Quiet Cul-de-sac Location
- Walking Distance to Beadales



Floorplan

The Purrocks, Petersfield, GU32

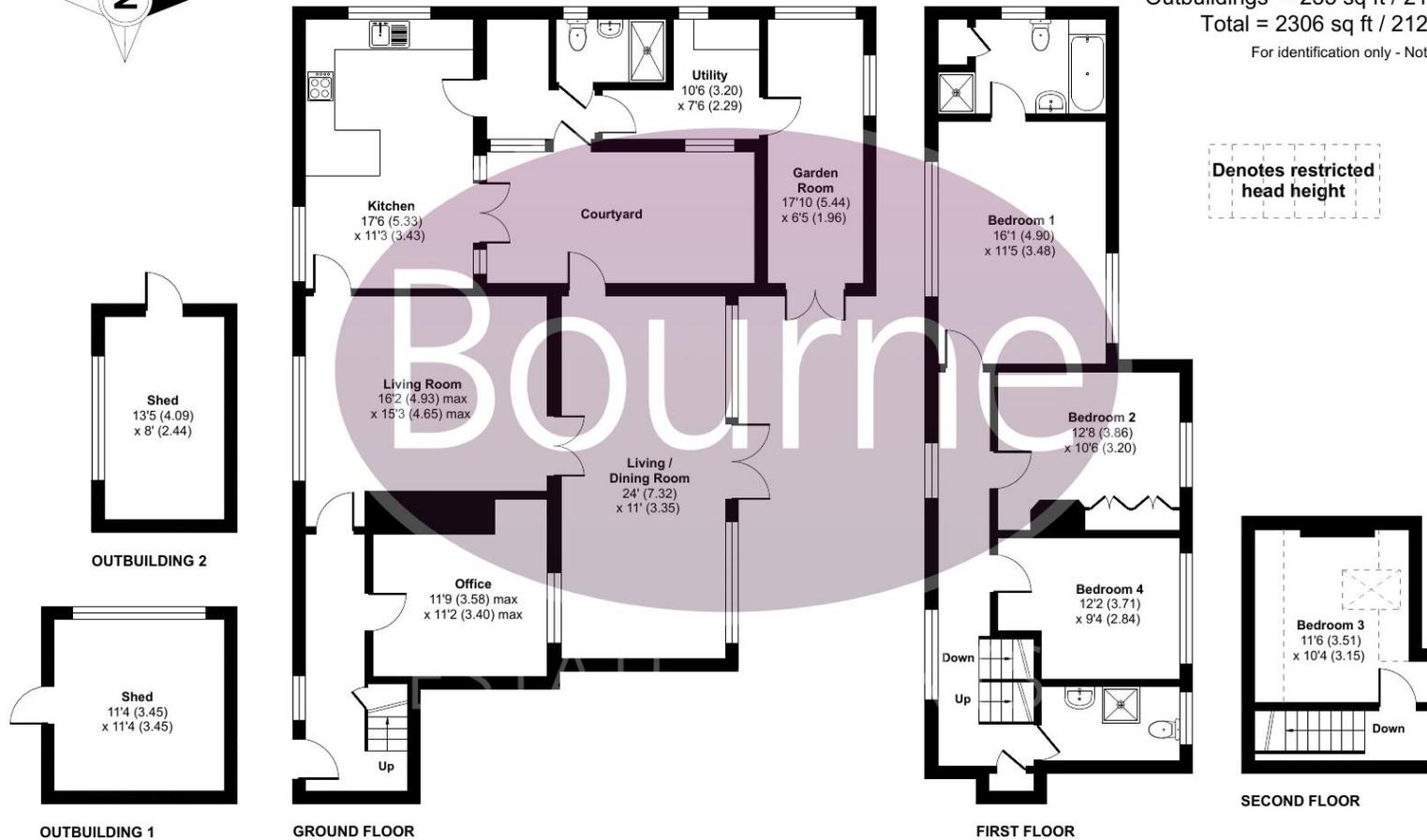
Approximate Area = 2030 sq ft / 188 sq m (exclude courtyard)

Limited Use Area(s) = 41 sq ft / 3 sq m

Outbuildings = 235 sq ft / 21 sq m

Total = 2306 sq ft / 212 sq m

For identification only - Not to scale

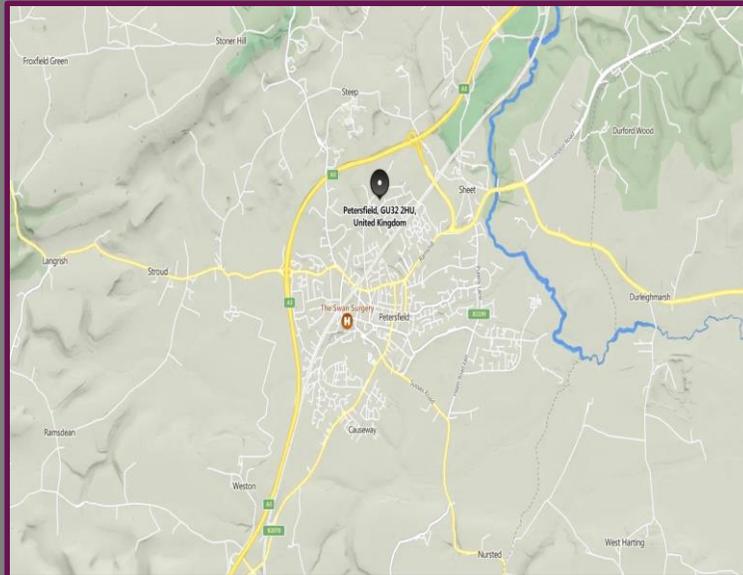


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Bourne Estate Agents. REF: 945106

Location

The Purrocks is a quiet cul-de-sac within walking distance of Petersfield's town centre, the mainline railway station and Bedales.

Petersfield is surrounded by the South Downs National Park and yet the house is within a mile of the town itself. Petersfield offers a variety of amenities in a bustling town centre. Shops include Waitrose, M&S Food, Tesco and there are numerous boutiques, cafes and further shops. The train station provides a direct service to London Waterloo to the north (in a little over an hour) and Portsmouth to the south. The tunnel at Hindhead provides congestion free travel north along the A3 to Guildford and London. The town has many active clubs and societies with golf available at Petersfield, Liphook and Midhurst, horse and motor racing at Goodwood, polo at Cowdray Park and sailing along the South Coast. There are many popular schools in the area including Bedale's, Churcher's College, Ditcham Park, The Petersfield School and Bohunt School.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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