



Petersfield, Hampshire

£2,300,000



# Petersfield, Hampshire

An exceptional opportunity to acquire an imposing family home set on a substantial 2/3 acre plot. Nestled on Petersfield's prestigious Sussex Road, this property boasts an enviable position overlooking the captivating Lake, offering a serene and picturesque backdrop, and views of the South Downs to the rear.

The property has been sympathetically refurbished and updated by the current owners retaining many of its original ideas and features and has been thoughtfully designed throughout to create a stunning home.

The attractive frontage leads to the entrance hall with the original hand made oak staircase with large window leading to the first floor. Throughout the property the original oak panelling has also been brought back to life along with numerous other features. The dining room with feature fireplace and oak beam enjoys views over the lake. To the rear of the property is the large living room with a further fireplace and views across the garden, there is also a further family room with wood burner also enjoying views of the South Downs to the rear. There is a good sized kitchen/breakfast room with a range of base and eye level units with access through to the large utility room. Beyond the kitchen is a further staircase leading to an ensuite bedroom which has been used primarily as a childrens playroom. On the ground floor there are further reception rooms which could be used for a number of uses and there are two cloakrooms.

The master bedroom has an ensuite with dressing room and overlooks the lake. There are four further bedrooms and two further bathrooms.

The expansive garden is a particular feature of the property being approx 2/3 acre with views over the surrounding countryside. There is a large patio and decking areas with side access to the front, the garden is mainly laid to lawn with a selection of shrubs and plants and there are two timber built stables. To the front of the property is a lawned area and driveway that leads to the double garage with workshop.

Freehold

- Detached Family Home
- 6/7 Bedrooms
- 4 Reception Rooms
- 2/3 Acre Plot
- Overlooking The Lake
- Prestigious Location
- Character Features
- Double Garage & Driveway



# Floorplan

## Sussex Road, Petersfield, GU31

Approximate Area = 3705 sq ft / 344.2 sq m (excludes wood barn)

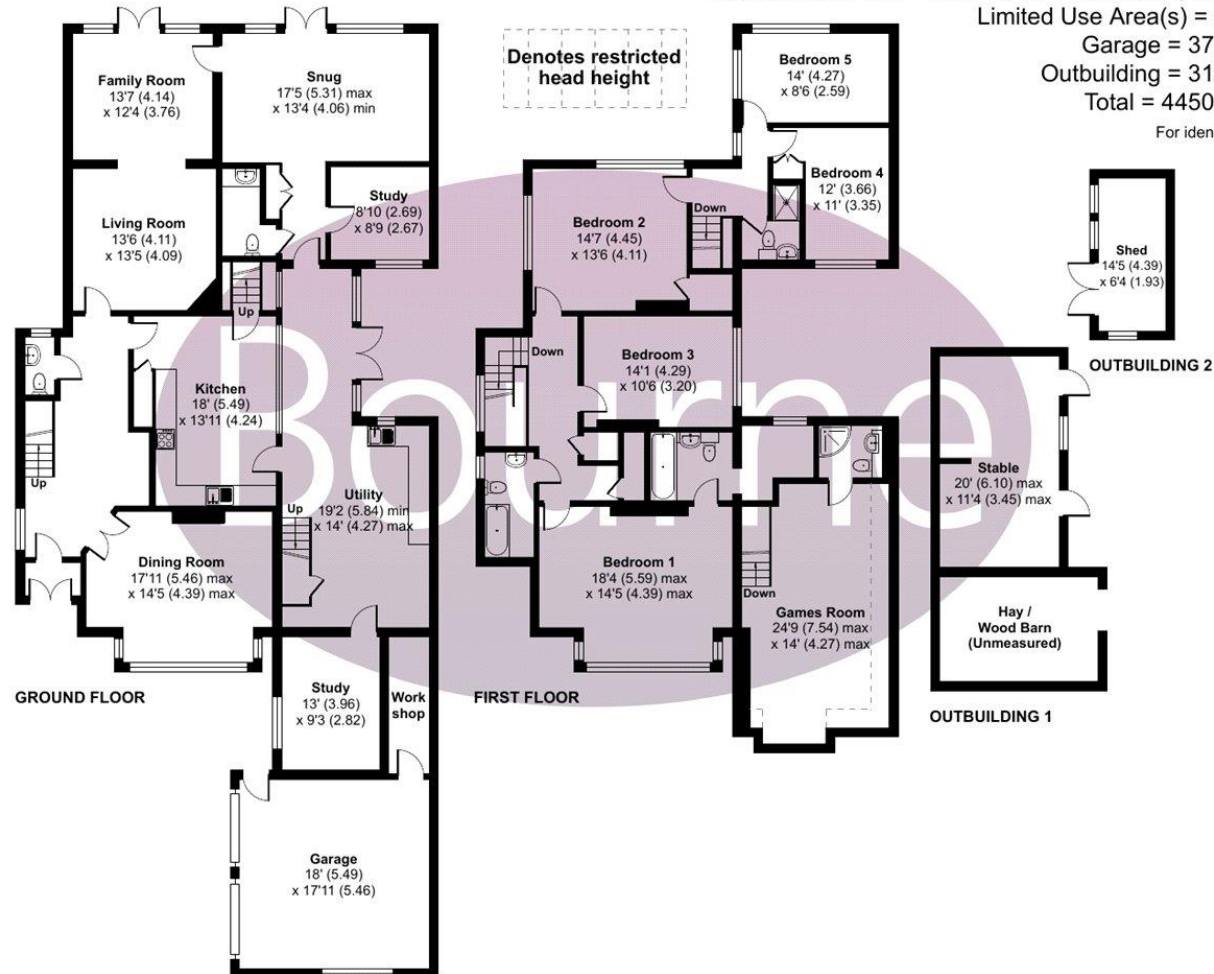
Limited Use Area(s) = 50 sq ft / 4.7 sq m

Garage = 376 sq ft / 34.9 sq m

Outbuilding = 319 sq ft / 29.6 sq m

Total = 4450 sq ft / 413.3 sq m

For identification only - Not to scale

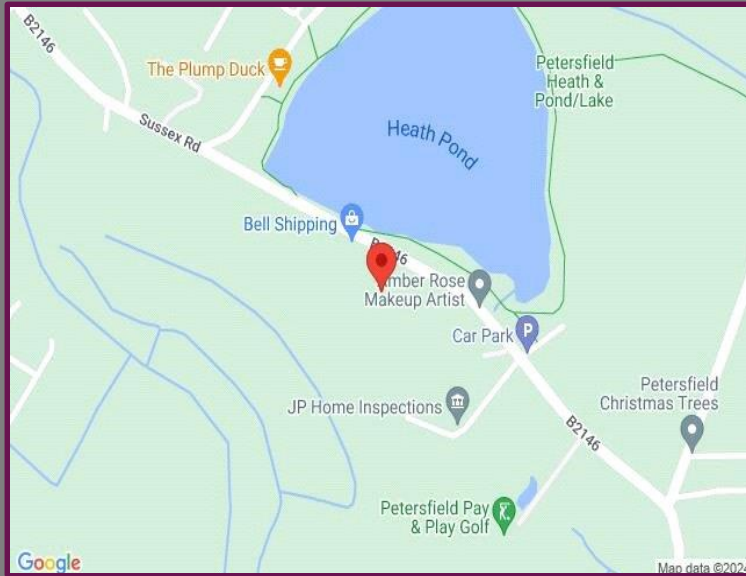


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7checom 2024. Produced for Bourne Estate Agents. REF: 1090319



# Location

Located on a highly sought after road overlooking The Lake, this home is well situated for the town centre and all its amenities. Petersfield is a desirable market town, located within The South Downs National Park, offering a comprehensive range of shopping and leisure facilities including a twice weekly market, held on the town square. There are some excellent schools to be found within the town, including The Petersfield School, Churcher's College and Bedales. The town has a mainline railway station on the Portsmouth to London Waterloo line, with the fastest trains to the capital taking just about an hour.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	
	72	80

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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