



Tilmore Gardens, Petersfield, Hampshire

A rare opportunity to purchase a beautiful three bedroom semi-detached cottage set in a highly sought after location. It has a wealth of character features and offers extremely versatile accommodation and tremendous scope for further improvement. To the ground floor there is a large double aspect living room with a further reception room directly off. The kitchen has a range of base and eye level units and worktop surfaces and access to the rear and leads either to the dining room or the conservatory which in turn, has a door leading to the private and secluded substantial rear garden.

To the first floor there are three bedrooms and a separate bathroom.

The beautiful private and secluded rear garden is well stocked with mature shrubs, herbs and plants and is approximately a quarter of an acre in size, with a number of further outbuildings which could be used for a number of reasons.

The property provides the opportunity to create a fabulous family home.

To the front of the property is a large driveway with parking for a number of vehicles and the garden is mainly laid to lawn.

Properties in this location are very sought after, and early viewing is strongly recommended.

Freehold
Council tax band E

- No Onward Chain
- Beautiful Character Home
- Three Bedrooms
- Three Reception Rooms
- Tremendous Scope for Further Improvement
- Stunning Quarter of an Acre Garden
- Further Outbuildings
- Off-Street Parking
- Sought After Location

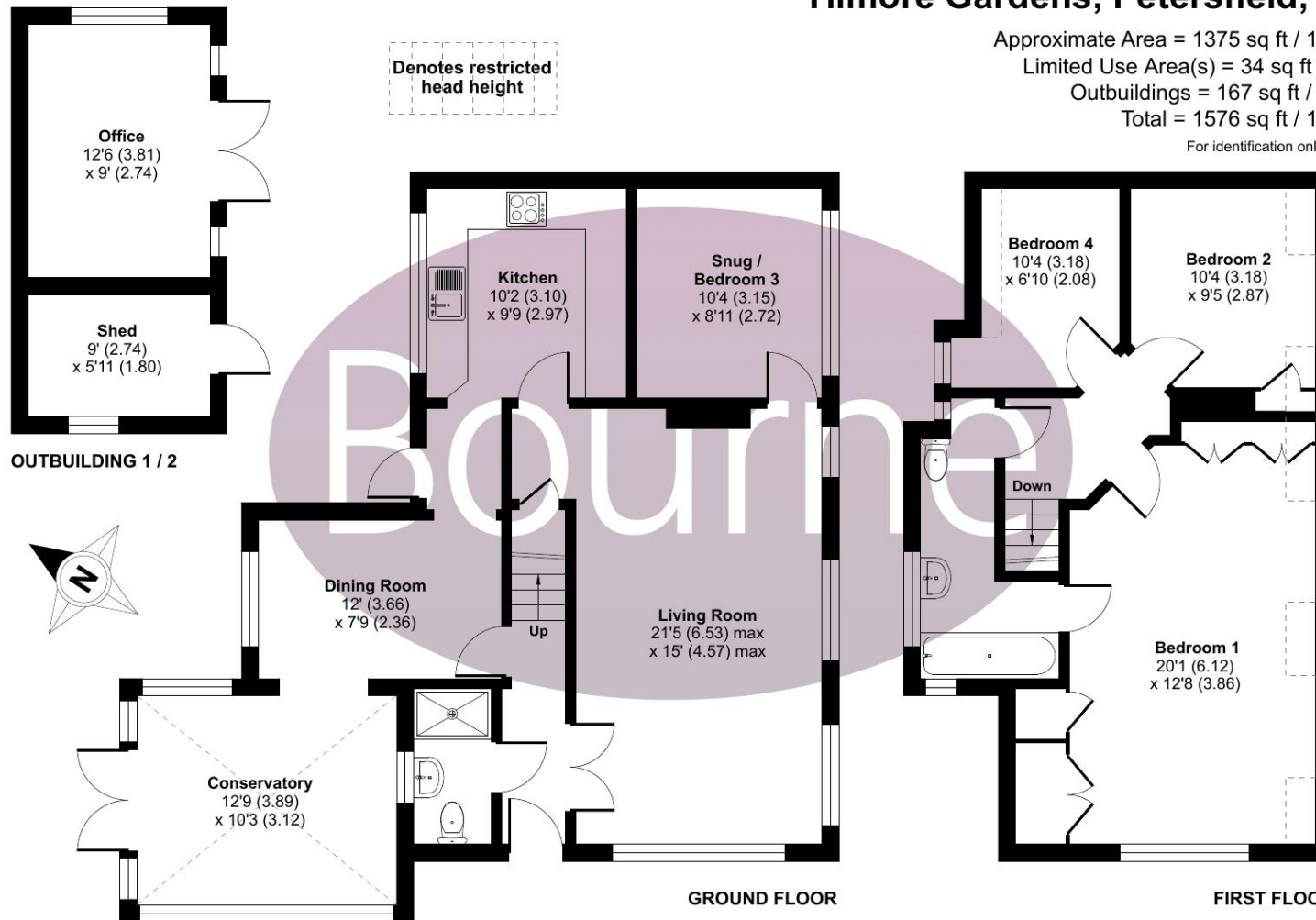


Floorplan

Tilmore Gardens, Petersfield, GU32

Approximate Area = 1375 sq ft / 127.7 sq m
Limited Use Area(s) = 34 sq ft / 3.1 sq m
Outbuildings = 167 sq ft / 15.5 sq m
Total = 1576 sq ft / 146.3 sq m

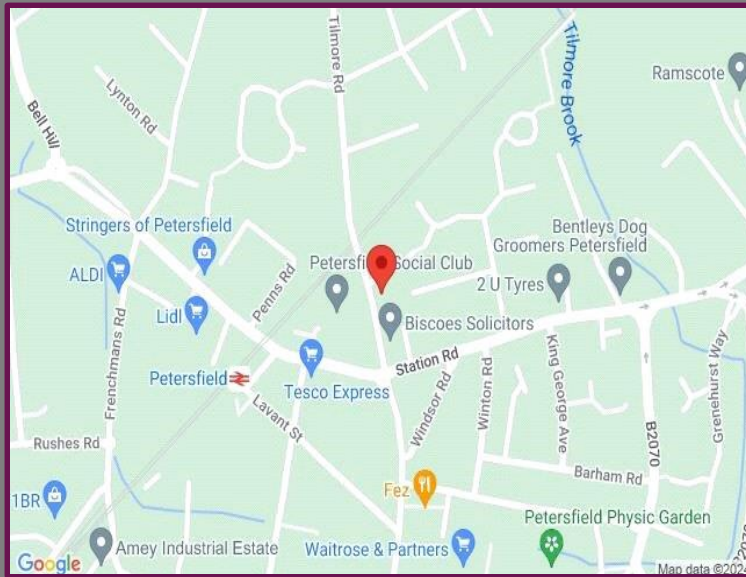
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Bourne Estate Agents. REF: 1101533

Location

Tilmore Gardens is a highly desirable location, under a mile from Petersfield mainline station and town centre. This property offers an ideal setting for families seeking convenient access to quality education and the natural beauty of the surrounding countryside. A standout feature of this location is the availability of excellent primary and secondary schools, all of which can be easily reached on foot. Among the options within walking distance are Sheet Primary School, The Petersfield School and Churchers College. Beyond the educational opportunities, residents of this area also enjoy the close proximity to the South Downs National Park, a haven of open countryside and breathtaking vistas. Outdoor lovers will be delighted by the numerous footpaths that are accessible right from their doorstep.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	82
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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