



4 Weston Road

PETERSFIELD | HAMPSHIRE | GU31 4JF

Wilson | Hill

Master Bedroom with En Suite Bathroom and adjacent Dressing Room | 6 Further Bedrooms | 2 Family Bathrooms | Hall | Drawing Room | Sitting Room | Study
Kitchen with Sitting area and Breakfast Room | Boiler/Utility Room | Cloakroom | Cellar | Single Garage | Good Off Road Parking
Attractive well stocked mainly walled Garden of just under 0.3 of an acre (0.12 ha) | Small Heated Swimming Pool
Mileages: Petersfield Market Square 0.25 mile, Guildford 26.5 miles, Winchester 20 miles, Chichester 15.7 miles, Portsmouth 17 miles
Station at Petersfield 0.6 mile, A3 1.3 miles







| The Property

4 Weston Road is a substantial Edwardian town house well positioned in an unspoilt residential road, conveniently located between the town centre and the Lake/Heath.

The house has striking brick, tiled and part timbered elevations under a tiled roof and combines the character of its Edwardian ancestry with a fusion of contemporary interior style. The three main reception rooms have wonderful ceiling heights and are ideally placed off the charming wide entrance hall which has a lovely vista into the garden.

The engine room of any house is the kitchen, which has been cleverly arranged by opening up three rooms into one L shaped space, comprising of a wonderful working area with AGA, a lower level with sitting area with vaulted gallery and opening into the breakfast room, which has a lovely garden aspect.

Upstairs the bedrooms and bathrooms are arranged over two floors so the first floor can be a 'child free zone' for guests/parents with the four top floor bedrooms being for children, an overflow space or combination of bedrooms and playrooms. There is even a cellar for storage of skis or wine. Overall a house which is so versatile and can fill up when the family are home or contract by shutting off the top floor if away.





| Location

It is free range heaven for families as Weston Road is just off the eastern core of Petersfield and within level walking distance of the town centre, many of the local schools and even the station. The house is also within easy walking distance of the Heath with its wonderful walks and the Lake or the Petersfield Pay and Play Golf Club and public tennis courts are available just around the corner.

Petersfield itself has a comprehensive range of shopping, recreational amenities and a mainline station with train services to London Waterloo in just over an hour. There is an excellent range of schools locally including Churchers, Bedales, Ditcham Park and in the state sector TPS.

The A3 provides good regional transport links to Guildford, the M25 and beyond London and to the south, the coastal city of 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.



“ A wonderful family home in a timeless setting we love being in the town, but feeling connected to the country via the Heath and local bluebell walks. The walled garden and trees provide a surprising haven in the summer within a town location ”



Outside

The property lies well in a mature mainly walled garden plot with some wonderful trees including several palms and fruit trees. The gravel drive sweeps up to the front door with plenty of parking space and an area of lawn and several borders stocked with shrubs for privacy. The rear garden has a lovely southerly aspect with an expanse of lawn leading to an area of longer grass to

the rear and several well stocked herbaceous borders. A small heated swimming pool is well positioned for a summer plunge and is close to the house. In all just under 0.3 of an acre (0.12 ha).

There is a long single garage with workshop space at one end and space to the side with hardstanding for other vehicles.

Approximate Gross Internal Area = 331.1 sq m / 3564 sq ft

Cellar = 12.1 sq m / 130 sq ft

Outbuilding = 20.6 sq m / 222 sq ft

Total = 363.8 sq m / 3916 sq ft

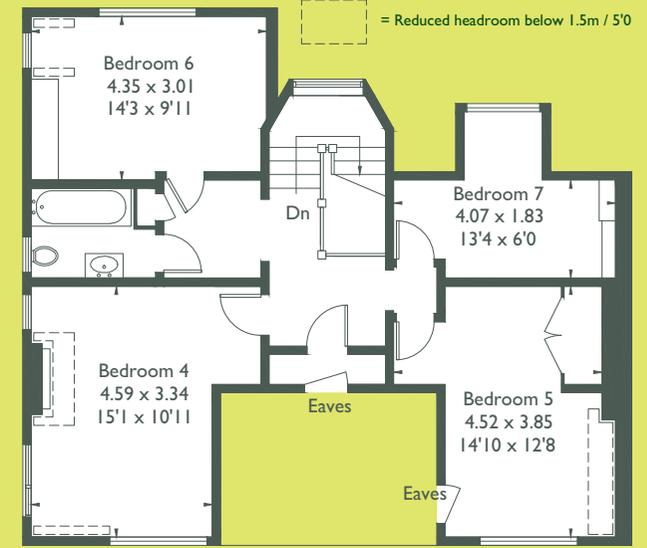


Floorplan © 2017
0203 9056099 Ref: 185912

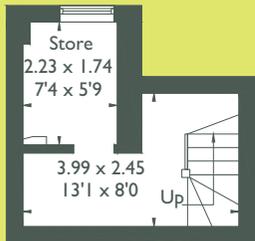
This plan is for layout guidance only.
Drawn in accordance with
RICS guidelines. Not drawn to
scale, unless stated. Windows &
door openings are approximate.
Whilst every care is taken in the
preparation of this plan, please check
all dimensions, shapes & compass
bearings before making any
decisions reliant upon them.



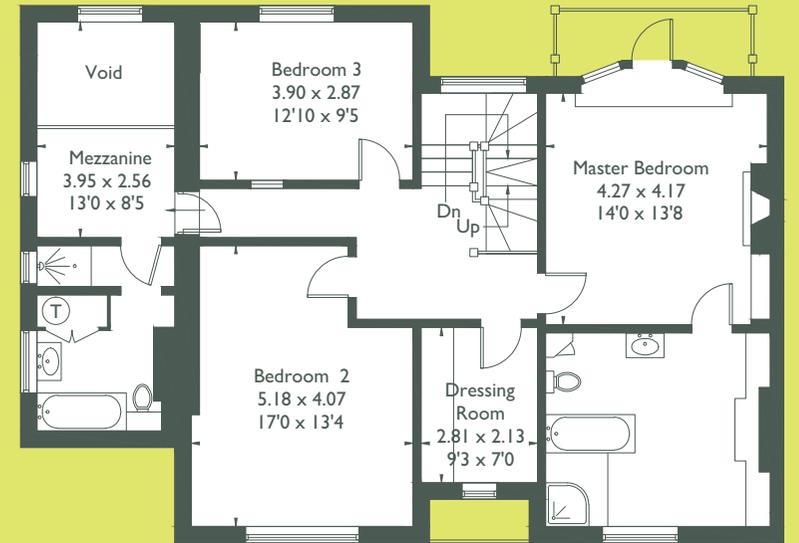
Ground Floor



Second Floor



Cellar



First Floor

I Directions to GU31 4JF

Following the A3 south from Guildford, take the first exit signed to Petersfield and Midhurst. Follow the slip road up to the roundabout and take the second exit signed to Petersfield. Go along past Churchers College, down the hill and then round to the left onto the one-way system into Tor Way. Keep in the left hand lane and keep going until you see The Red Lion on the left hand side and carry on along Dragon Street over the pedestrian traffic lights. Take the next left into The Avenue, carry on and as you see the playing field turn left (marked to the Lake) into Weston Road and number 4 is the second house down on the right.



Services: All mains services. Gas fired heating and hot water.

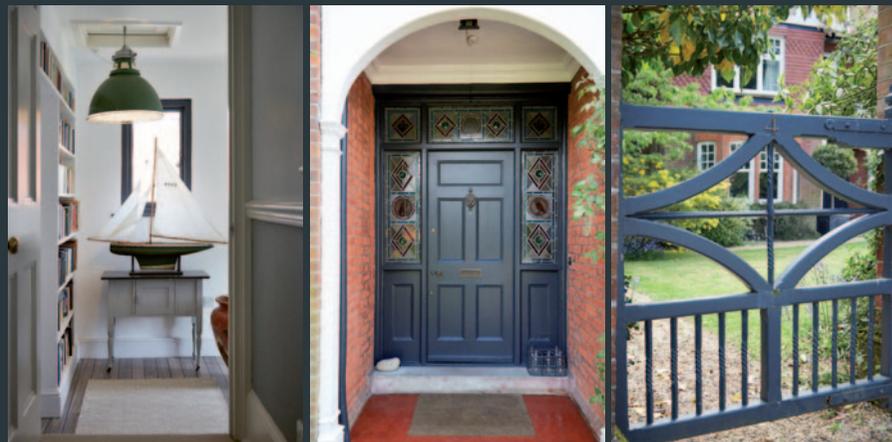
Local Authority: East Hampshire District Council
www.easthants.gov.uk, 01730 266551

Council Tax: Band G

EPC: E39

Agents Note: The stained glass decorative panel in the sitting room will be removed prior to completion as it is not for sale.

Viewing strictly by appointment



Wilson Hill have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Plans and maps are not to scale and should be treated as a guide only.

Details and photographs dated May 2017.

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