



Elmswater House

97 SUSSEX ROAD | PETERSFIELD | HAMPSHIRE | GU31 4LB

Wilson | Hill

4/5 Bedrooms | 3 Bathrooms (Two En Suite) | Hall | Drawing Room | Sitting Room | Dining Room/Bedroom 5 | Kitchen/Breakfast Room | Rear Lobby/Larder | Cloakroom
Integral Garage | Good Off Road Parking | Attractive well stocked Garden of just under 0.431 of an acre (0.174 ha)

Mileages: Petersfield Market Square 0.6 mile, Guildford 27 miles, Winchester 20 miles, Chichester 15 miles, Portsmouth 17 miles. Station at Petersfield 0.8 mile, A3 1.4 miles



| The Property

Elmswater House is a flexible town house in a favoured residential road, conveniently located opposite Heath Pond. The house has been extended over the years with a larger ground floor area than upstairs and more recently adapted to provide a ground floor bedroom with en suite bathroom and sitting room, from what was previously a third reception room. The main reception room has lovely aspects looking towards Heath Pond on one side, on the other the south facing garden.

Upstairs the four bedrooms all have similar views either towards the South Downs or Heath Pond. There is a large unconverted attic and the layout has evolved over time, with further potential to adapt or extend subject to planning.

The house is well suited to a wide variety of needs, working well for anyone downsizing for a more convenient town life but with a rural aspect and access to good walks, or a younger family looking for a lifetime home with long term potential to adapt to family needs.



| Location

Elmswater House has a very special position combining town convenience with a rural feel, having exceptional views over Heath Pond to the front with fields behind and a rural aspect to the South Downs at the rear. Sussex Road is free range heaven for families being on the south eastern edge of Petersfield and within reasonably level walking distance of the town centre, many of the local schools and even the station. The house is also within easy strolling distance of the Heath/Heath Pond with its wonderful walks and the Petersfield Pay & Play Golf Club and public tennis courts are 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 Churcher's, 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.

| Outside

The property lies in a mature garden plot being well set back from Sussex Road, with a decent front garden. A gravel drive sweeps up to the front door and garage with plenty of turning and parking space. The long rear garden has a lovely southerly aspect with a terrace behind the house and beyond an expanse of lawn which meanders to the rear, bounded and interspersed by several mature trees, shrubs and herbaceous



borders. Timber garden shed and greenhouse, in all just under 0.431 of an acre (0.174 ha).

Please note that the property is sold with reference to the land edged red on the official Land Registry Plan. The deceased owner of the property was also in possession of the land coloured blue on the Plan (a small enclosed area at the bottom of the garden) in respect of which no title can be given. A copy of the plan is available on request. Our client's solicitors will provide more information at the pre-contract enquiry stage of any sale.

“An exceptional position which combines ‘Downland’ rural and ‘Heath Pond’ views with a versatile home in a timeless setting”



Directions to GU31 4LB

From the Market Square in Petersfield head along the High Street to the war memorial and turn right into Dragon Street. Carry on to the Texaco garage turning left into Sussex Road. As you reach Heath Pond, continue for a short distance further and 97 Sussex Road will be found on your right.



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

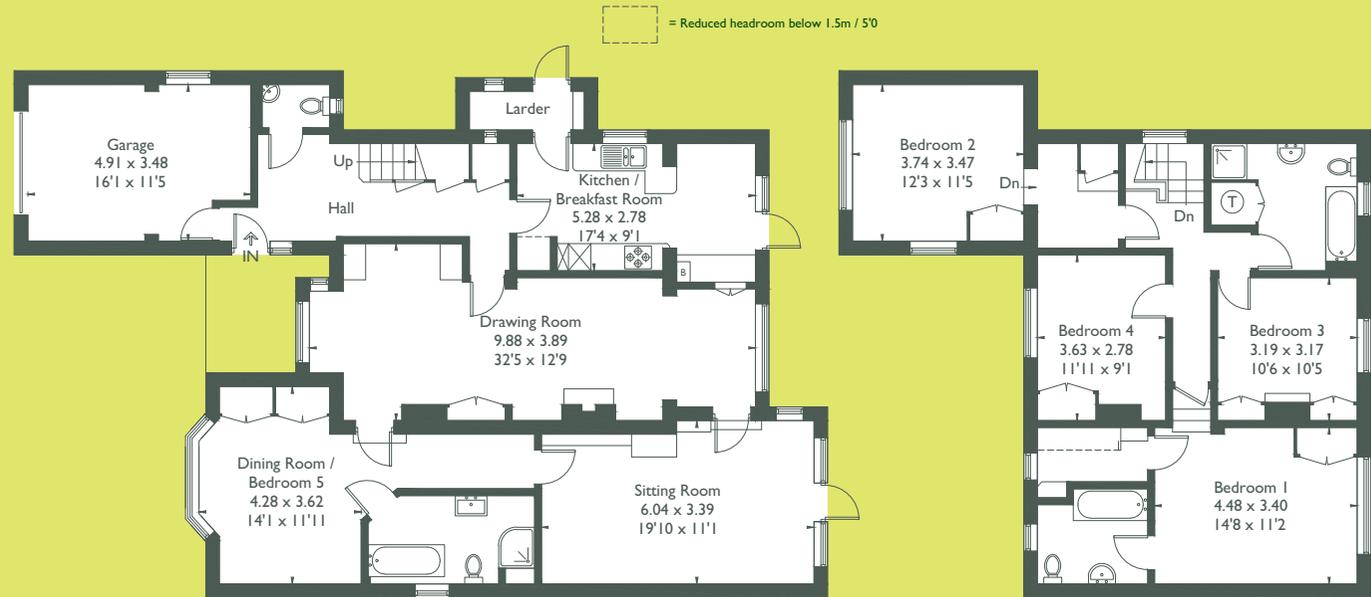
Local Authority: East Hampshire District Council, www.easthants.gov.uk, 01730 266551

Council Tax: Band G

EPC: E40

Viewing by Appointment only

Approximate Gross Internal Area = 217.7 sq m / 2343 sq ft
(Including Garage)



Ground Floor

First Floor

FLOORPLANZ © 2018 0203 9056099 Ref: 223474

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.

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. Maps and plans shown as a guide only.

Details and photographs dated December 2018.

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