



88 Heath Road

PETERSFIELD | HAMPSHIRE | GU31 4EL



Wilson | Hill

5 Bedrooms | 2 Bathrooms | Entrance Hall | Sitting Room | Dining Room | Family Room | Kitchen/Breakfast Room | Utility Room | Cloakroom | Double Garage with Store to rear
Parking | Greenhouse | Garden Shed | Attractive private gardens of approximately 0.5 Acres (0.198 ha)

Petersfield 0.6 miles, Haslemere 12.5 miles, Guildford 27 miles, Chichester 16 miles, Winchester 21 miles, London 57 miles



| The Property

88 Heath Road is a substantial detached family house, dating we understand from the first part of the 20th Century, set back from Heath Road, which is probably the most sought after road within the town. The house offers bright and spacious accommodation

with well proportioned rooms and good ceiling heights, with many original features still in place, including exposed joinery. Of particular note is the large kitchen with Aga. The Heath is just across the road. A rare gem and one that must be viewed to be truly appreciated.



| Location

Petersfield has a comprehensive range of facilities including Waitrose and a mainline station with train services to London Waterloo in just over an hour. The area is particularly blessed with an excellent range of schools including Bedales, Churchers College, Ditcham Park and in the state sector TPS and Bohunt. The A3 provides good regional transport links to the M25 and beyond and the larger centres of Winchester, Guildford and Chichester are all within reasonable driving distance, as are the harbours and creeks of the South Coast. The house is set in the heart of the South Downs National Park and there is an extensive network of footpaths in the area, providing great scope for riding and walking. These include the South Downs Way and the Sussex Border Path.



Outside

A gravel in and out drive leads to the house and then there is further parking to one side of the house which leads to the double garage. The house sits in mature private gardens and adjacent to the rear of the house there is a terrace and then large areas of lawn bounded in places by mature shrub borders. There are also a number of attractive specimen trees including several fruit trees in the grounds, which as a whole total about 0.5 acres.



Directions to GU31 4EL

Following the A3 south from Guildford, on arriving at Petersfield take the first exit signed to Midhurst A272. Follow the slip road up to the roundabout and take the first exit on the left signed to Midhurst. Follow the road down for 200 metres and then turn right into Pulens Lane and this is signed to South Harting. Proceed along Pulens Lane for 0.5 miles where you come to a crossroads and here turn right into Heath Road. Follow the road along for about 300 metres where you will find 88 Heath Road on the right hand side.

Services: All main services are provided. Gas fired boiler providing hot water and central heating via radiators.

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

Council Tax: Band G

EPC: E51

Viewing strictly by appointment.

Approximate IPMS2 Floor Area = 246.7 sq m / 2655 sq ft
Outbuilding = 38.4 sq m / 413 sq ft (Including Garage)
Limited Use Area = 0.4 sq m / 4 sq ft
Total = 285.5 sq m / 3072 sq ft



Surveyed and drawn in accordance with IPMS: Residential Buildings by fourwalls-group.com 234041

The Agents 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 June 2019.

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