



**32 Station Road**

PETERSFIELD | HAMPSHIRE | GU32 3ES

**Wilson | Hill**

Master Bedroom with Ensuite Shower Room | 2 Further Double Bedrooms | Family Bathroom | Separate WC | Entrance Hall | Sitting Room opening to Kitchen | Dining Room  
Cloakroom | Utility Room | Wash Room | 2 Stores | Parking for 3 cars | Courtyard Garden

Mileages: Petersfield Town Centre 0.3 miles, Petersfield Station 0.2 miles, Guildford 26 miles, London 57 miles.



### | The Property

A beautifully presented semi detached Victorian villa dating we understand from 1873 with extensive period features including fireplaces, stained glass and joinery. The rooms have a bright and airy feel, with good ceiling heights and the accommodation consists of 3 large bedrooms one of which has an ensuite shower room and there is also a family bathroom and a

separate wc, whilst on the ground floor there is a lovely open plan sitting room leading to kitchen with an Edwin Loxley fitted kitchen; there is also a dining room, cloakroom and utility room and outside a wash room and two stores. In all a real Victorian gem and an early appointment to view is strongly recommended.

### | Location

The house is set back from Station Road just a short walk to the town centre. Petersfield itself 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. There are a number of good footpaths and bridleways in the surrounding area including the South Downs Way, Hangers Way and Sussex Border Path.





### | Outside

Unusually for a house so close to the centre of town there is good off street parking. 32 Station Road has right of way across a drive (owned by the neighbour) along the side of the house to a private parking area with space for up to three cars. Beyond the parking is an attractive courtyard garden made up of terracing and raised beds.





Approximate Gross Internal Area = 156.8 sq m / 1688 sq ft  
 Store = 8.9 sq m / 96 sq ft  
 Total = 165.7 sq m / 1783 sq ft

## Directions to GU32 3ES

Following the A3 south from Guildford, on arriving at Petersfield take the second exit signed to Winchester and at the bottom of the slip road turn left towards the town centre. Go up to the next roundabout and take the second exit which leads up to the station and level crossing. Go past this and on for about 300 yards where the entrance to No 32 will be seen on the left hand side just before Windsor Road and 100 yards further on from the Methodist Church. If you are arriving by car turn left up the access between number 32 and 34 and park to the rear of the house through the wooden gates on the left.



Ground Floor

First Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 176447

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.

**Services:** All mains services are provided. Gas fired boiler providing hot water and central heating via radiators and underfloor heating in the kitchen and sitting room.

**Local Authority:** East Hampshire District Council, [www.easthants.gov.uk](http://www.easthants.gov.uk), 01730 266551

**Council Tax:** Band E. **EPC:** E53.

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 October 2016.

Viewing strictly by appointment

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