



3 High View

WOOLNER AVENUE | PETERSFIELD | GU32 2HD

Wilson | Hill

3 Bedrooms | Sitting Room | Dining Room | Kitchen | Bathroom | Integral Single Garage | Garden | Parking

Petersfield 0.2 miles, Winchester 19 miles, Guildford 27 miles, London 57 miles



| The Property

3 High View, is a late 1980s terraced town house situated in a quiet cul de sac just a few minutes walk from the railway station and town centre. Providing flexible living space over three floors. 3 High View has been both a loved home and a successful rental investment, being so conveniently located for commuting and with the benefit of private driveway parking. As you enter the ground floor there is an entrance to the integral single garage on your left and a hallway leading to a third

bedroom, study or playroom with access to the garden. This room also has built in units and is plumbed for a utility area. The first floor then opens up to a large reception room with a dining area and separate kitchen. On the second floor you are greeted by two good double bedrooms and a family bathroom. The master bedroom offers a panoramic view over rooftops to Butser Hill providing a great reminder of living in the South Downs National Park despite the convenient town location.



| Location

Woolner Avenue is a small cul-de-sac just off Sandringham Road and Station Road, within fantastic walking distance to the town centre and handy for the local Tesco Express. 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 Petersfield area has an excellent range of schools including Bedales, Churcher's College, Ditcham Park and in the state

sector TPS. 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

To the rear of the house and accessible from the ground floor there is a small private garden with a paved terrace as well as flower beds, an area of grass and a raised seating area at the back of the garden.

Directions to GU32 2HD

From our office turn left onto Chapel Street and then fork right onto Winsor Road. At the end of the short road, turn right onto Station Road and take the first left into Sandringham Road where you will see Woolner Avenue on your right.



Services: All mains services are provided, gas fired boiler providing hot water and central heating via radiators.

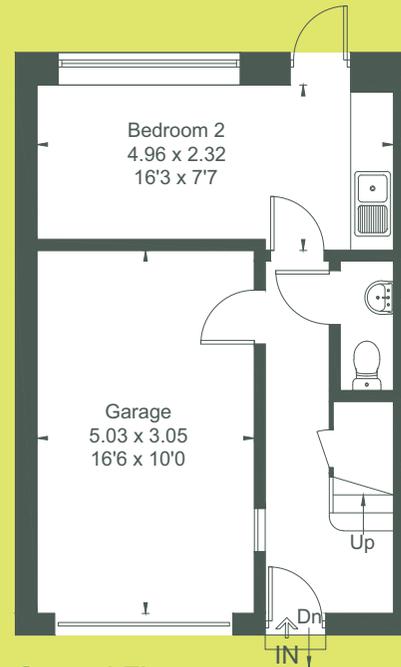
Local Authority: East Hampshire District Council, www.easthants.gov.uk, 01730 266551

Council Tax: Band D

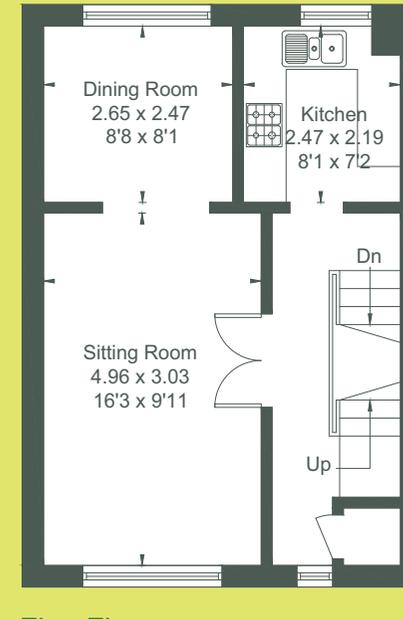
EPC: C71

Viewing strictly by appointment.

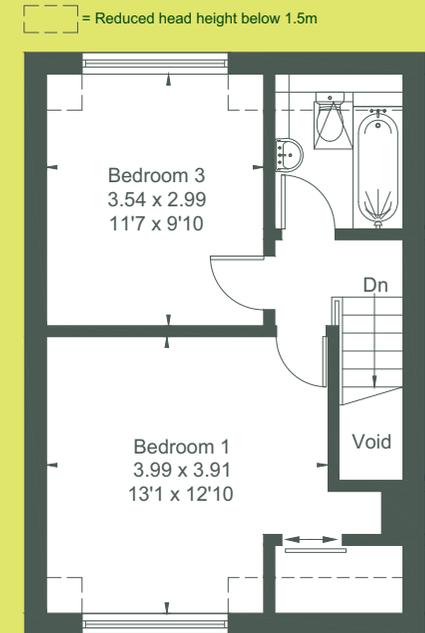
Approximate Area = 112.0 sq m / 1205 sq ft
(Including Garage / Void)
Including Limited Use Area (2.9 sq m / 31 sq ft)



Ground Floor



First Floor



Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 277806

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 April 2021

