



## The Old Bank

15 HIGH STREET | PETERSFIELD | GU32 3JT

Wilson | Hill



5 En Suite Bedrooms | Drawing Room | Family Room | Study/Bedroom 6 | Kitchen/Breakfast Room | Orangery | Pantry/Bank Vault | 2 Cloakrooms | 2nd Kitchen | Wine Cellar | Store Room | Balcony | Off Road Parking | Open Barn Style Garaging | Covered Outdoor Kitchen | Attractive Walled Gardens

Income Producing Retail Shop (Class A1/A2) | Retail Space | Kitchen/Shop Store Room | Separate WC

Petersfield Station 0.3 miles, Petersfield Pond 0.4 miles, Petersfield Lido 0.2 miles. Chichester 16 miles, Winchester 20 miles, Guildford 26 miles, Train Service to London Waterloo in just over an hour.



### **| The Property**

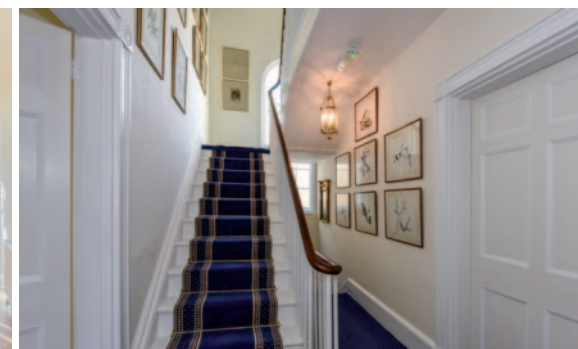
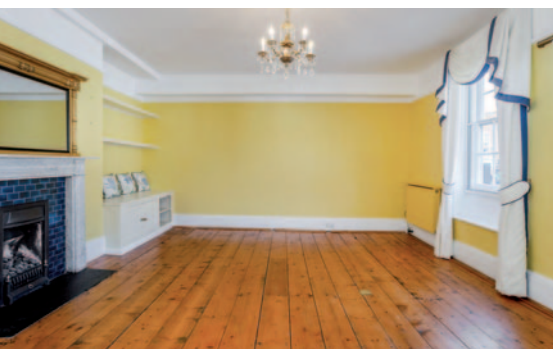
The Old Bank is an attractive and historic Grade II listed Georgian townhouse believed to date back to the 17th Century. The property has undergone various

guises throughout its history, including being part of the neighbouring Crowne Inn with stables and outbuildings to the rear, as well as being a former

Petersfield Bank as the name suggests. The property is arranged over four floors with many notable features including open fireplaces, working sash windows and a Bank Vault with original John Tann vault door and prior to the current ownership, The Old Bank was operating as a Bed & Breakfast. The property has undergone extensive and sympathetic improvements by the current owners, in keeping with a property of its age, and offers very comfortable, versatile and well proportioned residential accommodation. The front of the building, accessed directly from the street, is a retail unit – currently operating and separately let as a shop generating an income for the owners of The Old Bank.

### **| Retail Shop**

There is direct pavement access to a retail shop (classified A1/A2) from the High Street, which is completely self-contained from the house and is located at the front of the building. The shop is currently let to retail tenants on a 3-year lease (commenced May 2021), providing the current owners of The Old Bank with an annual income.





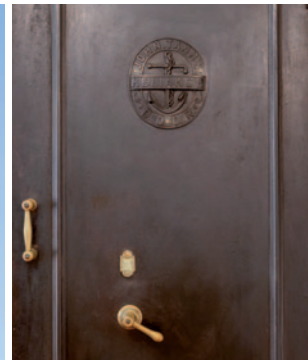


## Location

The Old Bank is located in the heart of the historic market town of Petersfield, on the pretty High Street, with level access to all local shops and amenities. Petersfield itself offers a comprehensive array of shopping and recreational opportunities including a library, swimming lido, leisure centre, music, arts and theatrical community. It also offers a mainline train station serving London Waterloo within just over an hour. The A3 provides excellent regional commuter links to Guildford, the M25 and London to the north and Portsmouth, Southampton, Goodwood and the coastal waterways to the south. There are many good footpaths and bridleways in the surrounding area including the South Downs Way, Hangers Way and Sussex Border Path offering a range of rural pursuits.

## Outside

Approached through private double wooden gates to the side of the building, the gardens are something of a central town 'walled oasis', providing abundant off road parking and a detached, open fronted barn style garage with side store. The remainder of the gardens are thoughtfully arranged offering a formal area of lawn, well stocked formal beds housing some topiary, a fruit and vegetable garden and a delightful covered outdoor dining area housing an outdoor pizza oven and separate BBQ. The gardens enjoy a delightful southerly aspect and a high degree of privacy being enclosed by attractive high walling and mature hedging.



## I Directions to GU32 3JT

From The Square in the centre of Petersfield, proceed along the High Street passing Rams Walk on the left hand side where The Old Bank (no. 15) will be found after a short distance on the right hand side. Proceed down the left hand side access of the property heading into Pages Court where the front door to The Old Bank is located on the right hand side, prior to the wooden double gates.



Details and photographs dated October 2021.

Viewing strictly by appointment.

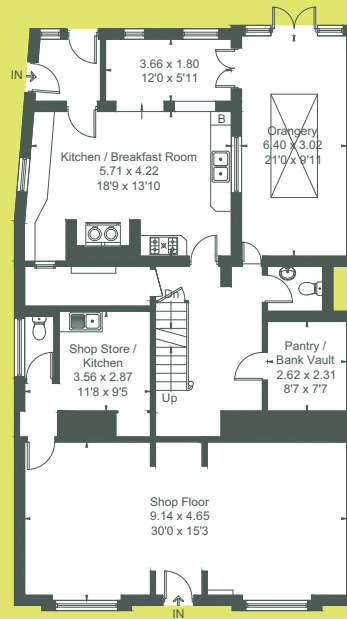
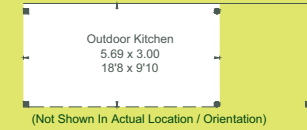
Approximate Gross Internal Area = 306.7 sq m / 3301 sq ft

Shop = 56.3 sq m / 606 sq ft

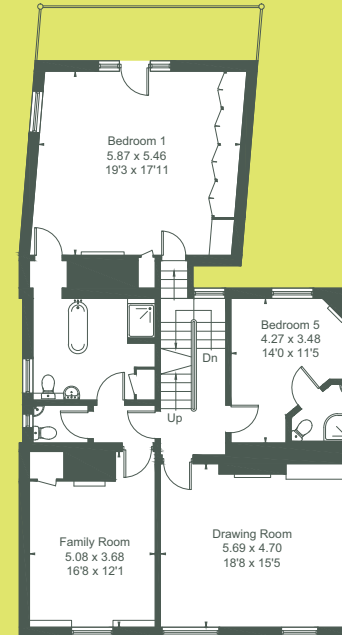
Cellar = 28.5 sq m / 307 sq ft

Store = 7.7 sq m / 83 sq ft

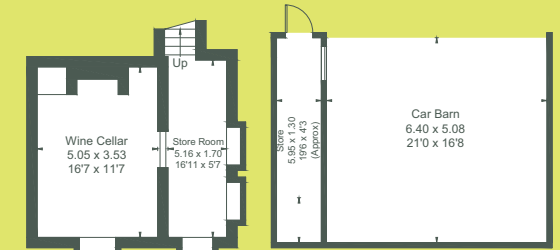
Total = 399.2 sq m / 4297 sq ft  
(Excluding Car Barn / Outdoor Kitchen)



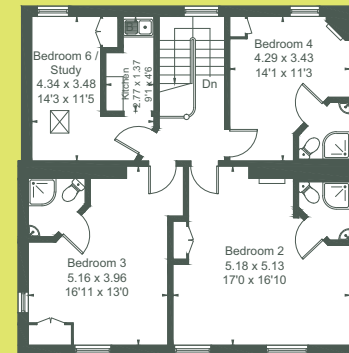
Ground Floor



First Floor



Cellar



Second Floor

Drawn for illustration and identification purposes only by fourwalls-group.com 288823

**Services:** All mains services.

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

**Council Tax:** Band F.

**EPC:** Exempt as Listed Building.

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.

