



**14a Bell Hill**

PETERSFIELD | GU32 2DY

**Wilson | Hill**



Master Bedroom with En Suite Shower Room and Dressing Room | 2 Further Bedrooms | Family Bathroom | Entrance Hall | Cloakroom | Sitting Room | Study/Snug  
Kitchen/Breakfast Room | Garage | Off Road Parking | Gardens and Grounds of approximately 0.25 acres (0.10 ha)

Mileages: Petersfield 0.9 miles, Chichester 17 miles, Winchester 19 miles, Guildford 27 miles, London 58 miles. Petersfield Station 0.6 miles. A3 0.7 miles

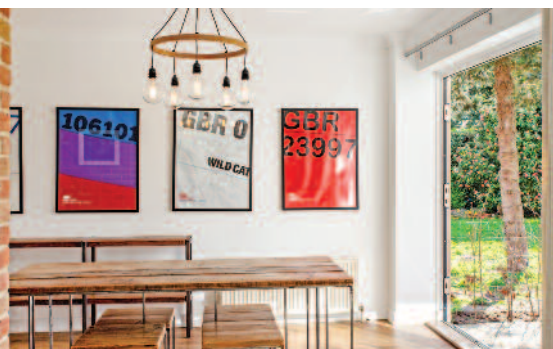


### **The Property**

Beautifully and stylishly presented, 14a Bell Hill is a detached, welcoming family house offering comfortable, spacious and flexible accommodation throughout. Having been thoughtfully adapted by the

current owners, the property now boasts a lovely, light open plan kitchen/breakfast room leading to the sitting room, ideally suited for entertaining purposes and a separate study/snug room on the ground floor. On the first floor, the master bedroom suite has been cleverly

arranged to offer an en suite shower room and separate dressing room, two further double bedrooms and a family bathroom. The house offers a clever mix of contemporary touches with character features including exposed brick walling.







## Location

14a Bell Hill is within walking distance of Petersfield town centre (less than 1 mile) and its station. Petersfield is a delightful market town in the South Downs National Park offering 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 with Bedales (approximately a 10 minute walk from the property), Churcher's College, The Petersfield School and Ditcham Park a little further afield. There is easy access to the A3 which provides good regional transport links to Guildford, the M25 and M27. The other regional centres of Winchester and Chichester are all within approximately half an hour's drive, as are the harbours, beaches and creeks of the South Coast.

## Outside

The property is approached by its own private drive providing parking for several vehicles and access to the garage which also has two separate storage rooms. Steps rise up to the front door and there is a separate side path and gate providing direct access to the rear garden. The garden is a lovely feature of the property, westerly facing, offering a patio area with access to both the breakfast room and sitting room respectively, with steps leading up to a lawned area housing a garden shed with enclosed borders. The garden enjoys a lovely outlook at the rear across neighbouring paddocks beyond. In all the gardens and grounds extend to approximately 0.25 acres (0.10 ha).





## Directions to GU32 2DY

From Petersfield station head west over the level crossing and at the roundabout take the 2nd exit (signed Froxfield/Steep) onto Bell Hill. Proceed along Bell Hill for approximately 0.5 miles where number 14a will be located on the left hand side, almost opposite the entrance to Bell Hill Ridge.

**WHAT3WORDS** ///proper.trooper.defenders

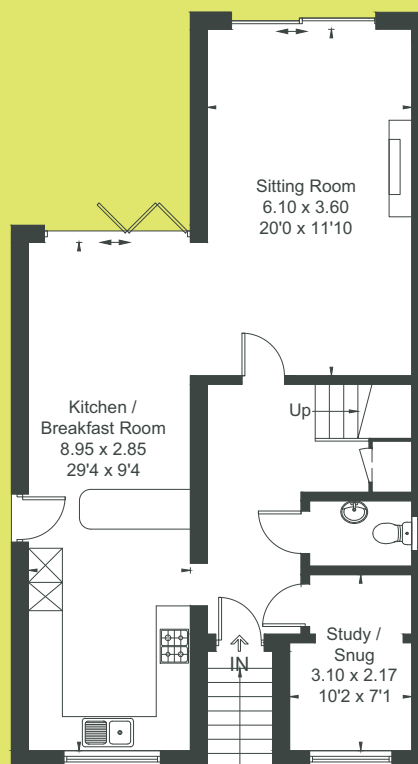


Viewing strictly by appointment.

Approximate Area = 144.9 sq m / 1560 sq ft  
Outbuilding = 23 sq m / 247 sq ft (Including Garage)  
Total = 167.9 sq m / 1807 sq ft  
Including Limited Use Area (0.6 sq m / 6 sq ft)



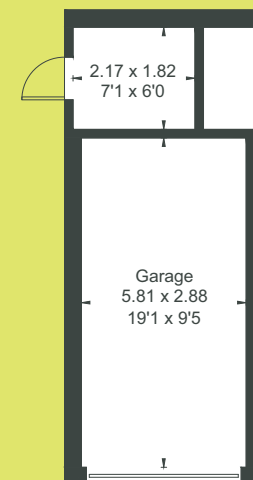
[ ] = Reduced head height below 1.5m



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 295408

**Services:** All mains services are connected. Gas fired central heating.

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

**Council Tax:** Band F

**EPC:** D66

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 March 2022

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**Wilson | Hill**