



Little Orchard

41 PULENS LANE | PETERSFIELD | GU31 4BZ

Wilson | Hill

Master Bedroom Suite with En Suite Bathroom and Separate Dressing Room | Guest Bedroom Suite with Sitting Area and En Suite Shower Room | Bedroom 3 | Family Bathroom
Spacious Entrance Hall | Cloakroom | Sitting Room/Office/Cinema Room | Large Kitchen/Dining/Sitting Room | Utility Room/Second Kitchen | Off Road Parking
Landscaped Gardens | Detached Outbuilding

Mileages: Petersfield Market Square 0.8 mile, Guildford 26 miles, Winchester 23 miles, Chichester 15 miles, London 57 miles







I The Property

An exceptional and unique, architect designed property – built in 2021, stylishly appointed affording high specification with notably spacious, light and flexible accommodation throughout. Clad in a combination of cedar, brick and Portland Stone and principally arranged on the ground floor, the property has been thoughtfully designed to maximise the outlook over the private gardens, with most of the rooms enjoying direct access via an abundant range of retracting doors. Approached via a large, handmade solid oak swivel door with electronic keypad access and leading to a spacious entrance hall with cloakroom and sitting room/office/cinema room leading off, the property is L-shaped and designed to wrap around the secluded garden. It has a strikingly contemporary/mid-century

modern feel, featuring a contemporary solid oak slatted staircase – a real design statement – rising to the first floor. The sitting room/office/cinema room has been thoughtfully designed with black-out window concealers that cleverly retract to let natural light in, as and when required. The principal reception room – kitchen/dining room – is a lovely, light, open-plan room with vaulted ceiling offering a clever mix of contemporary and industrial feel to it. The kitchen is fitted with top-end Neff and Bora appliances including a smokeless, odourless extractor and a Fisher & Paykel fridge freezer and double dishwasher, with a bar area providing separation between the kitchen and the remainder of the room. Large retracting doors open to the garden – on an infinity level – ideally suited

for entertaining purposes or for creating an outside/inside interactive space. The utility room is another well designed room, offering a second kitchen area with abundant storage and easy access to the plant equipment. Also located on the ground floor are two bedrooms and a family bathroom, the guest bedroom offering a spacious ‘suite’ with sitting area adjacent to the garden and a private en suite shower room. The master bedroom suite is located on the first floor which again affords the whole space to a light and spacious bedroom, which boasts a delightful, recessed reading area overlooking the landscaped gardens, a separate dressing room and independent bathroom all fitted with bespoke cupboards.

I Ecology Credentials

Offering the very latest in eco-friendly credentials, the property has been thoughtfully designed and built using highly efficient structured insulated panels (SIPS) and includes an Air Source pump which controls the hot water and water-powered underfloor heating, which is time and temperature controlled via personalised zoning, high performance glazing with FENSA guarantees, low energy lighting, metered water and photovoltaic solar panels heating the water. In all, it is an extremely economical property to run and, at times, can be run ‘off grid’, especially in sunny climes. Most elements throughout the property have been installed to be controlled and monitored either manually or remotely via remote wifi including: the heating, wifi controlled ovens, climate and timer-controlled Velux windows, all security elements internally and externally, solar power usage and efficiency, air source heat pump operation and monitoring and robotic garden mower.



Location

Little Orchard is located in one of the most desirable areas of Petersfield, Pulens Lane. The house is within walking distance of the town centre (0.8 mile), many of the local schools and Petersfield station and The Queens Head public house in Sheet. The Heath and Pond, with wonderful walks and abundance of bird life, are within 0.25 of a mile, as well as the Petersfield Pay and Play Golf Club.

Petersfield, which is in the South Downs National Park, has a comprehensive range of shopping and recreational facilities including Waitrose, Marks & Spencer and an outdoor Lido 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.





I Outside

Little Orchard is approached by its own attractively brick paved driveway, leading directly off Pulens Lane, providing parking for up to eight vehicles and further boasting an electric car charging station. Private side gates with keypad controls provide separate access to the rear garden from the lane next to the property, but equally from the front, there is side access on both sides of the property to the rear garden.

The rear garden has been beautifully landscaped to maximise sunshine and privacy, offering many areas of interest including a rill (currently housing some resident Koi Carp), an infinity patio with matching tiles to those inside the house creating a 'continuous flow', a lawned area with raised flower beds and a separate area housing a Gabriel Ash greenhouse.



To the rear of the garden lies an outbuilding with sedum roof, which has the potential for a number of uses including an annexe, garden office or a garden store, as required. In all, the property enjoys gardens and grounds of approximately 0.2 acres.



Approximate Area = 207.7 sq m / 2236 sq ft (Excluding Void)


Outbuilding = 19.0 sq m / 204 sq ft

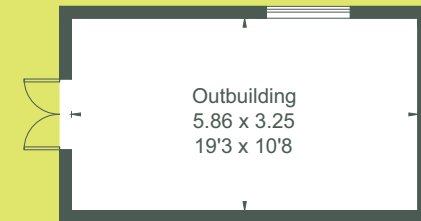
Total = 226.7 sq m / 2440 sq ft

Including Limited Use Area (9.9 sq m / 106 sq ft)

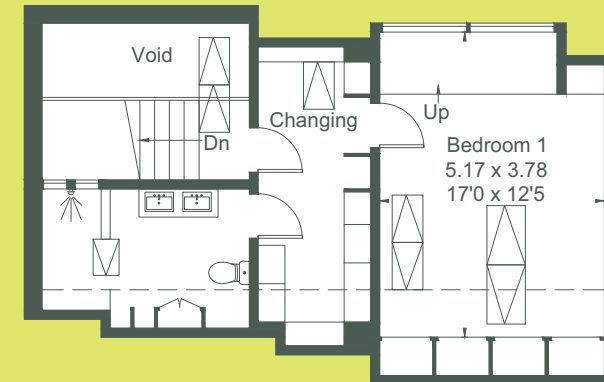


Ground Floor

 = Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)



First Floor

I Directions to GU31 4BZ

Following the A3 south from Guildford, take the first exit signed to Petersfield and Midhurst. Follow the slip road up to the roundabout and take the first exit towards Midhurst. In a couple of hundred yards take the right hand turning into Pulens Lane, signposted to South Harting. The entrance to Little Orchard, 41 Pulens Lane will be found shortly on the right hand side.

 **WHAT3WORDS** ///dash.retaliat.wades



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

Council: East Hampshire District Council
www.easthants.gov.uk Tel: 01730 266551

Council Tax: Band G

EPC: A98

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 2022

Viewing strictly by appointment

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4 Lavant Street Petersfield GU32 3EW



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