



52 Pulens Lane

PETERSFIELD | GU31 4DD

Wilson | Hill

Entrance Hall | Sitting Room | Library / Family Room | Study | Kitchen / Dining Room | Utility Room | Pantry | Cloakroom | Main Bedroom with En Suite Bathroom
Three Further Bedrooms | Family Bathroom | Off Street Parking for Several Cars | Extensive Rear Gardens | Plot in total Approximately Half an Acre
Mileages: Petersfield Market Square 0.8 mile, Guildford 26 miles, Winchester 23 miles, Chichester 15 miles, London 57 miles







| The Property

52 Pulens Lane is an attractive and spacious detached family house offering well-proportioned accommodation throughout within walking distance of Petersfield town. The property offers flexible space, with a light kitchen dining room with AGA and generous size utility room. French doors lead out to the large terrace perfect for relaxing or alfresco dining. The ground floor also offers a fabulous library/family room with separate study area and a spacious sitting room.

On the first floor is a bright master bedroom with views over the garden and is en suite to a modern bathroom. There are three further double bedrooms, all good sizes and served by a family bathroom. The property has extensive off road parking for several vehicles and superb gardens. In all great flexible accommodation with potential to extend further subject to the usual planning constraints.





Location

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

Petersfield, which is in the South Downs National Park, 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.





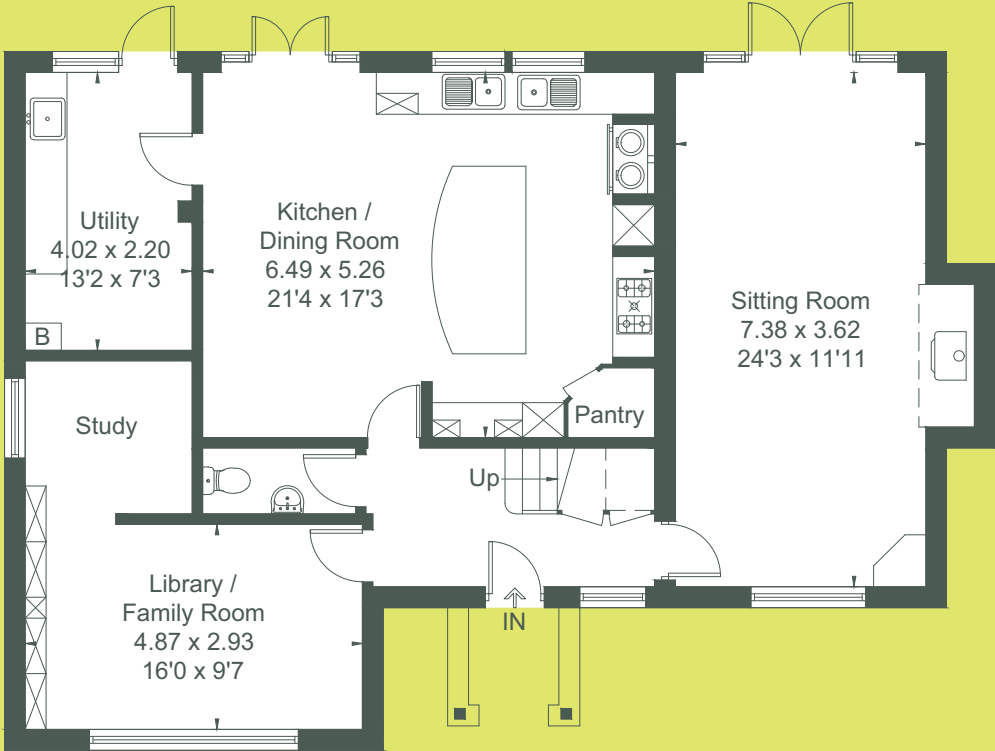
Outside


The stunning rear garden is a fabulous size for a house so close to town and is bursting with life. The grounds have been landscaped carefully over the years and planted for seasonal structure, scent and colour. With large areas of lawn for children or animals to enjoy as well as mature shrubs, well stocked colourful borders, planting, raised beds and a glorious ornamental pond – a peaceful haven for wildlife. There is a good size brick built shed, impressively large hen house and greenhouse. The garden is mainly walled, creating a private sanctuary to enjoy ‘the good life’ with vegetable garden,

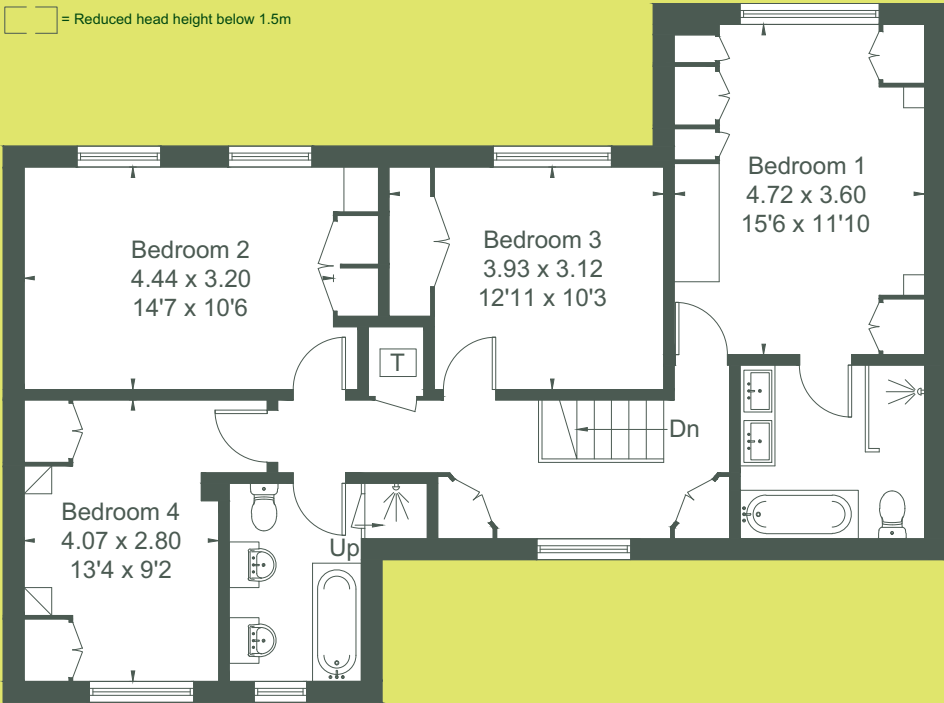


selection of espalier fruit trees and carefully thought-out seating areas to enjoy the sun all day long. The plot in total amounts to approximately half an acre.

Approximate Area = 194.7 sq m / 2096 sq ft
Including Limited Use Area (2.3 sq m / 25 sq ft)



 = Reduced head height below 1.5m



Ground Floor

First Floor

I Directions to GU31 4DD

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. Continue for approximately 50 yards and you will find 52 Pulens lane on your left, just after the right turn to Hazelbank Close.

 **WHAT3WORDS** ///wins.staples.seemingly



Viewing strictly by appointment



Services: Mains All mains services. Gas fired boiler providing hot water and central heating via radiators.

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

Council Tax: Band F

EPC: D60

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 July 2022

