



18 Bell Hill

PETERSFIELD | GU32 2DY

Wilson | Hill

Master Bedroom with En Suite Shower Room | 4 Further Bedrooms | 2 Family Bathrooms | Entrance Hall | Cloakroom | Sitting Room | Family Room | Kitchen/Breakfast Room
Utility Room | Garage | Workshop | Off Road Parking | Alitex Greenhouse | Outbuilding | Gardens and Grounds of approximately 0.32 acres (0.13 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

An extremely stylish and beautifully presented, detached family house arranged over three floors believed to originally date back to the 1930's. The property offers comfortable, flexible and spacious accommodation throughout with many notable features including a wonderful, contemporary kitchen/breakfast room with retractable doors on two sides opening to the outside patio, attractive internal glass doors leading to an inner

hall, open fireplaces, picture rails and stylish door furniture akin to the property's era. In addition to the spacious kitchen/breakfast room, the property offers two further reception rooms on the ground floor, a master bedroom with ensuite shower room and three further bedrooms and a family bathroom on the first floor and a bedroom and separate bathroom on the second floor.



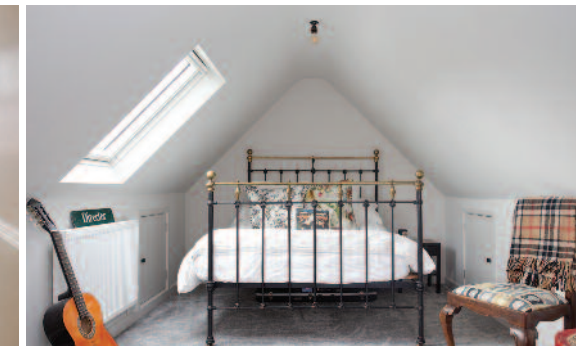
Location

18 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 extensive parking for several vehicles and access to a detached garage with workshop behind. The garden is a lovely feature of the property, westerly facing, offering a stylish patio area providing access to both the breakfast room and sitting room respectively, with steps leading up to a principally lawned garden, housing a large garden shed and an attractive Alitex greenhouse. The gardens offer much privacy and a notably sunny aspect.



Directions to GU32 2DY

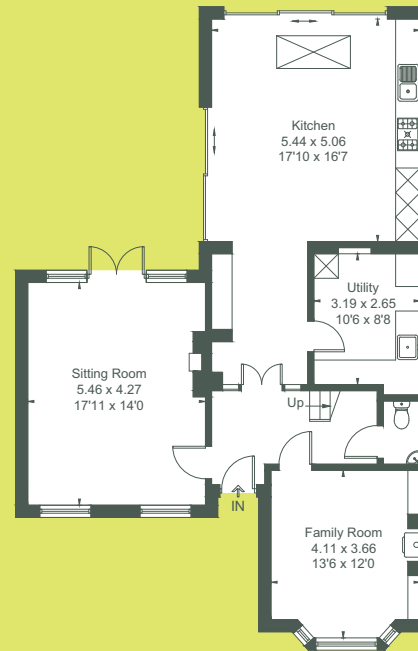
From Petersfield station head west over the level crossing and at the roundabout take the 2nd exit (signed Froxfield/Steep) onto Bell Hill. Proceed along Bell Hill for approximately 0.5 miles where number 18 will be located on the left hand side, just after the right hand turning to Bell Hill Ridge.

 **WHAT3WORDS** ///princely.juggler.soothing

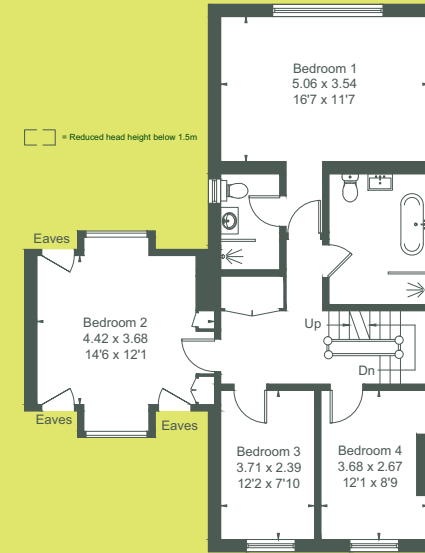


Viewing strictly by appointment.

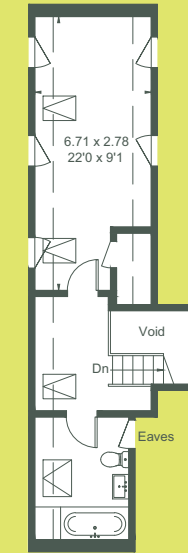
Approximate Area = 213.8 sq m / 2301 sq ft
 Outbuildings = 55.5 sq m / 597 sq ft
 Total = 269.3 sq m / 3269 sq ft
 (Including Garage / Excluding Void)
 Including Limited Use Area (8.7 sq m / 94 sq ft)



Ground Floor



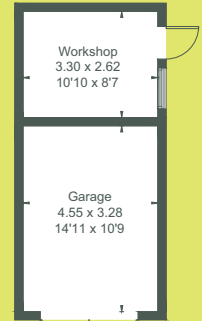
First Floor



Second Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 301808

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

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

Council Tax: Band G

EPC: D67

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 June 2022

