



6 Weston Road

PETERSFIELD | HAMPSHIRE | GU31 4JF

Wilson | Hill

Master Bedroom with Dressing Room | 5 Further Double Bedrooms | Bathroom | Shower Room | Entrance Vestibule | Entrance Hall | Cloakroom & Separate WC | Drawing Room | Dining Room | Family Room/Study | Kitchen/Breakfast Room | Pantry | Utility Room | Conservatory | Dry Cellar comprising 3 Rooms | In and Out Driveway | Parking | Detached Garage | Attractive Gardens of approximately 0.3 Acres (0.12 ha)

Mileages: Petersfield Market Square 0.25 miles, Guildford 26.5 miles, Winchester 20 miles, Chichester 15.7 miles, Portsmouth 17 miles, London 57 miles, Station at Petersfield 0.6 miles, A3 1.3 miles



| The Property

6 Weston Road is an attractive late Victorian house, enjoying a wonderful corner position in one of Petersfield's most highly desired locations, conveniently situated between the town centre and the Lake/Heath. Offering mellow brick facing with part tile hung elevations beneath a pitched, tiled roof, the property affords well proportioned, flexible and versatile accommodation throughout. Arranged over four floors the house offers three reception rooms, a separate kitchen/breakfast room, six bedrooms on the first and second floors, a bathroom and separate shower room and a dry cellar in the basement with wine store.



The house has many interesting features including open fireplaces, sash windows, lovely ceiling heights and is notably bright throughout enjoying some wonderful views.



| Location

Weston Road is located just off the eastern side of Petersfield, within level walking distance of the town centre. The house is also within easy walking distance of the Heath with its delightful walks and prominent Lake, and the neighbouring public tennis courts and Petersfield Pay and Play Golf Club. Petersfield has 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 locally including Churcher's, Bedales, Ditcham Park and in the state sector TPS. The A3 provides good regional transport links to Guildford, the M25 and London and to the south the coastal city of Portsmouth with its ferry port. The other regional centres of Winchester and Chichester are both within reasonable driving distance, as are the harbours, beaches and creeks of the South Coast.

| Outside

The property is approached via an in-and-out shingled driveway providing parking for several vehicles, with a



high degree of screening by extensive mature hedging to the front. Also located to the front of the property is a detached garage with access on both sides of the house leading to the attractive and spacious rear garden. The gardens are a delightful feature of the house, principally laid to lawn with some mature shrub borders, enjoying a lovely southerly aspect. In all the gardens extend to approximately 0.3 acres (0.12 ha).



I Directions to GU31 4JF

Following the A3 south from Guildford, on arriving at Petersfield take the first exit signed to Midhurst. Follow the slip road up to the roundabout and take the second exit signed to Petersfield. Go along past Churcher's College, down the hill and then round to the left onto the one way system into Tor Way. Keep in the left hand lane and keep going until you see The Red Lion public house on the left hand side and carry on along Dragon Street over the pedestrian traffic lights. Take the next left into The Avenue and as you see the playing fields, turn left (signed to the Lake) into Weston Road and No. 6 is the first house on the right hand side.

 **WHAT3WORDS** //photocopy.grants.provider



Viewing strictly by appointment.

Approximate Area = 397.4 sq m / 4277 sq ft
Garage = 15.3 sq m / 165 sq ft
Total = 412.7 sq m / 4442 sq ft
Including Limited Use Area (8.1 sq m / 87 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 305119

Services: Mains gas, electricity, drainage and water.
Gas fired boiler providing hot water and central heating via radiators.

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

Council Tax: Band G. **EPC:** F36.

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 August 2022

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