



High Bank

26 CHAPEL STREET | PETERSFIELD | HAMPSHIRE | GU32 3DZ

Wilson | Hill

Entrance Hall | Sitting Room | Dining Room | Family Room | Kitchen/Breakfast Room | Utility Room | Cloakroom | Main Bedroom with En Suite Shower Room
Two Further Double Bedrooms | Family Bathroom | Loft Room Store | Single Garage | Summer House & Garden Store | Southerly Aspect Garden of about 0.2 of an Acre (0.08 ha)

Mileages: Petersfield Market Square 0.2 miles, Guildford 27 miles, Winchester 20 miles, Chichester 16 miles, London 58 miles



The Property

High Bank is an attractive Victorian property of character, enjoying a fine, central town location and a delightful southerly aspect rear garden. Arranged over two floors and with three reception rooms, the house affords comfortable, well proportioned and flexible accommodation throughout with notable features

including sash windows, attractive fireplaces, picture rails, an Aga in the kitchen and offers scope for further enlargement, subject to acquiring the necessary consents. The first floor was adapted by the previous owner to increase the light and to offer a comfortable, relaxed landing area to sit and overlook the gardens.



Location

High Bank is ideally situated in the heart of Petersfield, offering easy walking access to both the town centre and the mainline station. Petersfield itself 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.

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Outside

Set back from the road and enjoying a slightly raised and 'discreet' position, the property is approached through a front gate with a central tiled path set between two lawned areas of garden. The rear garden is southerly facing and offers a feeling of a 'hidden oasis' for a property located so close to the centre of the town. The garden is principally lawned with various mature shrub and floral borders, fully enclosed and enjoying a high degree of privacy housing a small

pond, summerhouse and garden shed. A side gate from the rear garden provides access to the single garage. In all the gardens and grounds extend to approximately 0.2 acres (0.08 ha).

I Directions to GU32 3DZ

From The Market Square in the centre of Petersfield, proceed along Swan Street and around the right hand corner which leads into Chapel Street, passing Lavant Street on your left and as you approach the T-junction at the end of Chapel Street, High Bank will be found on the left hand side.



Photographs and details dated June 2023

Viewing strictly by appointment.

Approximate Area = 201.9 sq m / 2173 sq ft
Garage = 12.7 sq m / 137 sq ft
Total = 214.6 sq m / 2310 sq ft (Including Eaves)
Including Limited Use Area (7.3 sq m / 78 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 320945

Services: All mains services.

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

Council Tax: Band F.

EPC: E50.

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.

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