



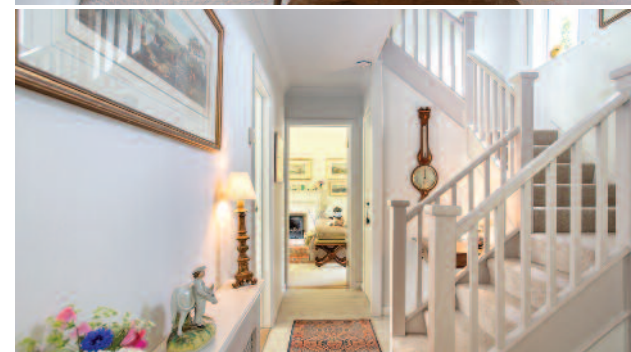
Greywalls

2A THE AVENUE | PETERSFIELD | HAMPSHIRE | GU31 4JQ

Wilson | Hill

Galleried Entrance Hall | Cloakroom | Drawing Room | Dining Room | Kitchen/Breakfast Room/Study Area | Utility Room | Two Double Bedrooms (One with En Suite Washroom) | Further Single Bedroom | Family Bathroom | Single Garage and Off Street Parking for Several Cars | Summer House & Sheds | Garden of about 0.16 of an Acre (0.065 ha)

Mileages: Petersfield Market Square 0.3 miles, Guildford 26 miles, Winchester 23 miles, Chichester 15 miles, London 57 miles



The Property

Greywalls is a hidden gem, privately positioned in this special residential road with a lovely private garden to the rear. The house has two good reception rooms with large windows providing a lovely light and airy interior. The kitchen has a small breakfast area with doors onto the garden and a handy adjoining utility room. Upstairs are two large double bedrooms and a third single bedroom which has been used as a study. The main bedroom has a useful en suite washroom and there is a newly refurbished first floor family bathroom.

Overall, the house is well configured for a young family, anyone downsizing or on their own wanting a quality, more manageable town house with lock up and leave potential, but with gardening interests.

There is scope for enlargement either by extending from the rear or replacing the single storey side extension, but this would be subject to necessary planning and building regulations consents. The house is not Listed but is within the town Conservation Area.

Location

Greywalls enjoys one of the most unique locations within Petersfield. The Avenue is a prime, tree-lined, residential road set between the town centre and The Heath. Houses are rarely for sale here as it is such a convenient part of town to enjoy. The house is within level walking distance of the town centre, many of the local schools and the station. The house is also within an easy stroll of The Heath and pond with its wonderful walks and abundance of bird life or the Petersfield Pay and Play Golf Club. Public tennis courts are available just around the corner.

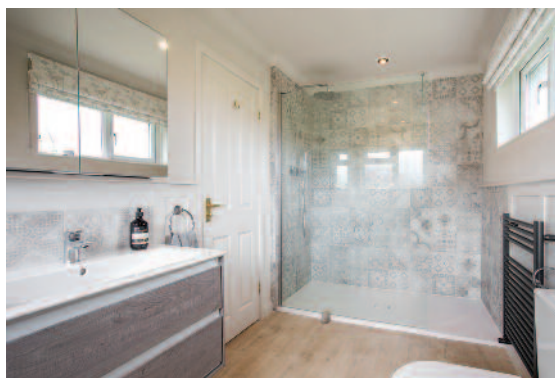
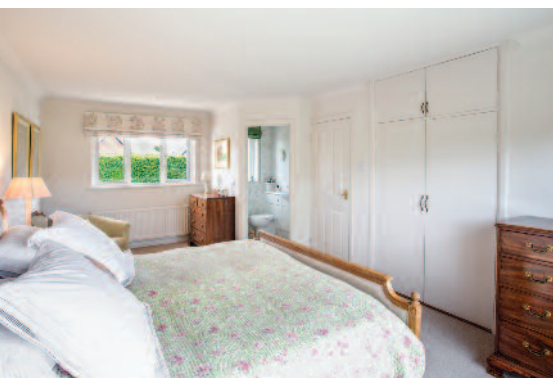
Petersfield itself has a comprehensive range of facilities including Waitrose and a mainline station with



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.

Outside

The tarmac and gravel drive has useful off road parking and also provides access to a single garage which is attached to a neighbour's garage. The house is well screened from The Avenue by a high evergreen yew hedge and there is access either side of the house to the garden which is mainly to the rear and a gardener's haven. It is well established and mature with an area of central lawn, useful paved areas and several shrub and rose beds providing seasonal colour. A small summerhouse is well positioned within the garden and for such a central location it provides not just a lovely outlook from the house but a wonderful area of green space to enjoy. In all the garden is about 0.16 of an Acre (0.065 ha).



I Directions to GU31 4JQ

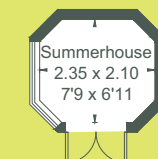
Following the A3 south from Guildford, take the first exit signed to Petersfield and Midhurst. Follow the slip road up to the roundabout and take the second exit signed to Petersfield. Go along past Churcher's College, down the hill and then round to the left onto the one-way system into Tor Way. Keep in the left hand lane and keep going until you see The Red Lion on the left hand side and carry on along Dragon St over the pedestrian traffic lights. Take the next left into The Avenue and Greywalls is the second house on your right.

 **WHAT3WORDS** ///stopwatch.dolls.second

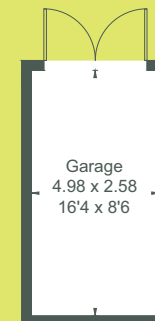


Viewing strictly by appointment.

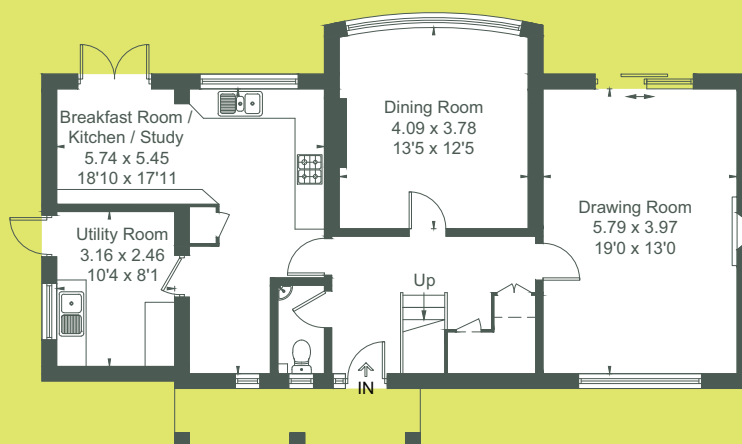
Approximate Area = 154.2 sq m / 1660 sq ft
Outbuildings = 17.5 sq m / 188 sq ft (Including Garage)
Total = 171.7 sq m / 1848 sq ft
Including Limited Use Area (1.8 sq m / 19 sq ft)



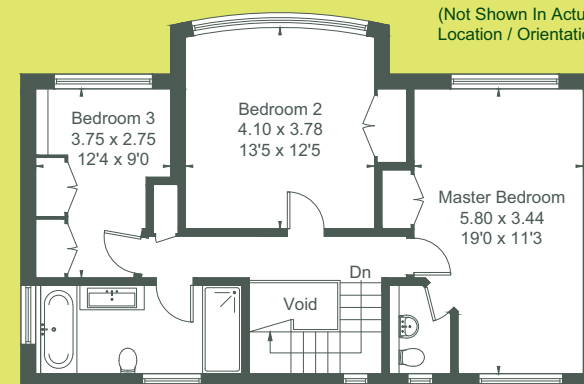
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 274066

Services: All mains services. 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 F

EPC: D68

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

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Wilson | Hill