



13 The Avenue

PETERSFIELD | GU31 4JQ

BCM

Wilson | Hill

Entrance Hall | Cloakroom | Drawing Room | Dining Room | Kitchen/Breakfast/Family Room | Pantry | Utility Room | Cellar | Principal Bedroom with Ensuite Bathroom
4 Further Bedrooms | Study/Bedroom 6 | Family Bathroom | Driveway | Parking | Garage | Delightful 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

13 The Avenue is an attractive and well-proportioned family house, enjoying an established and convenient position in arguably one of Petersfield's most highly desired residential locations. Dating back to the early 1900's and offering mellow brick facing and part tile hung elevations beneath a pitched, tiled roof, the property affords notably light and comfortable accommodation throughout and offers scope for further enlargement, subject to acquiring the necessary consents.



Arranged over three floors principally and a cellar, the house offers two generous reception rooms, a spacious open plan kitchen/breakfast/family room ideally suited for modern day living/entertaining requirements and five bedrooms and a study arranged over two upper floors. The house boasts many interesting features including open fireplaces, sash windows and notably high ceilings and furthermore enjoys a lovely outlook to both the front and rear across its own delightful gardens.

| Location

The house 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 and houses are rarely for sale here as it is such a desirable and convenient part of town to live



and enjoy. The house is within level walking distance of the town centre, many of the local schools and the station and is also within an easy, short walk 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 across the road from the house. Petersfield itself offers 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 property is approached via a driveway providing parking for several vehicles leading to a detached garage. The front gardens are principally lawned with flower and shrub borders, and can also be accessed from The Avenue via a side gate and side path. The rear gardens are a delightful feature of the house, principally lawned with some mature shrubs and trees and offering a notably sunny aspect. In all the gardens extend to approximately 0.3 acres (0.12 ha).





Approximate Floor Area = 280.6 sq m / 3020 sq ft
 Cellar = 13 sq m / 140 sq ft
 Garage = 16.4 sq m / 176 sq ft
 Total = 310 sq m / 3336 sq ft

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 Street over the pedestrian traffic lights. Take the next left into The Avenue where the property will be found on the left hand side.

 **WHAT3WORDS** ///selling.locate.salaried



Viewing strictly by appointment.



 This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #67638

Services: Services: All mains services connected. 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:** D56.

BCM Wilson Hill Ltd 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. Plans and maps should be treated as a guide only.

Details and photographs dated April 2024

