



44A HEATH ROAD

Petersfield, Hampshire GU31 4EH



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A contemporary gem enjoying a discreet position within the market town of Petersfield close to Heath Pond, walking distance of shops and with parking for several cars

Accommodation

Hall | Vaulted Dining Area | Sitting Room
Study | Open Plan Kitchen/Breakfast
Room with Snug | Utility Room | 4 Double
Bedrooms | 2 Bath/Shower Rooms
(1 En Suite) | Detached Studio Building
with Open Plan Space and WC with
Scope for Gym or Ancillary Self-Contained
Guest Suite | Private Well Stocked and
Landscaped Garden and Terrace | Good
Off Road Parking for Several Vehicles

Petersfield High Street 0.2 miles
Petersfield Station 0.6 miles
(London Waterloo) | Guildford 26 miles
Chichester 15 miles | Winchester 23 miles
London 57 miles
(Mileages are approximate)



SALES & LETTINGS

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RURAL CONSULTANCY

ARCHITECTURE & DESIGN



44A HEATH ROAD

A stunning contemporary styled home in the heart of Petersfield, cleverly fusing vaulted and open plan living space yet with lock up and leave convenience. On a practical level, it has a great utility/boot room ideal for coming back from dog walks on the Heath and a wonderful L shaped kitchen/ breakfast room with snug and larder. Upstairs are 4 double bedrooms, two bath/shower rooms (one en suite) and a lovely galleried landing. A detached studio is discreetly positioned in the garden which provides home or hobby space, scope for ancillary guest space (existing cloakroom with scope for shower).

SITUATION

The house is set back from Heath Road in a sought-after part of the town a moment from Heath Pond and just a few minutes from the town centre. Petersfield itself has a comprehensive range of facilities including Waitrose and a mainline station with train services to London Waterloo. The area has an excellent range of schools including Bedales, Churcher's College, Ditcham Park and, in the state sector, TPS and Bohunt at Liphook. 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

One of the unique things about the house is the lovely mature well stocked garden which is unusual for a property so close to the town centre. To the front of the house and one side is a gravelled parking area with a vegetable garden by the back door. On the southern side of the house are the main gardens with a wide paved terrace accessible from the kitchen and beyond an open area of lawn interspersed with herbaceous/ shrub borders and some fine trees. Overall, a sheltered and private garden.



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GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Services

Mains water, gas, electricity, and drainage.

Broadband availability

Ultrafast available (according to Ofcom).

Mobile/Internet Coverage

Likely (according to Ofcom).

Tenure

Freehold with vacant possession.

Construction

Conventional Brick and external timber Larch cladding.

EPC Rating

D67

Local Authority

East Hampshire District Council,

www.easthants.gov.uk

01730 266551

Council Tax Band: F

Restrictions

This property is within the Petersfield Conservation Area and a small part of the back garden falls within EHDC Special Housing Character. Note there is a restrictive covenant on the Title which prevents the letting of the garden annexe. There are further details on restricted covenants in the registered title. There are no Rights of Way crossing the Property.

Directions (GU31 4EH)

From the town centre follow the High Street easterly to the war memorial, go straight over the crossroads into Heath Road. Follow the road as it curves to the right and the drive to 44a Heath Road will be found on your left, just before you reach the next sharp left-hand bend and turning to Heath Road West.



What3Words

///pioneered.personal.truck

Viewings

By appointment with BCM Wilson Hill only.

Selling Agent

BCM Wilson Hill

4 Lavant Street, Petersfield

GU32 3EW

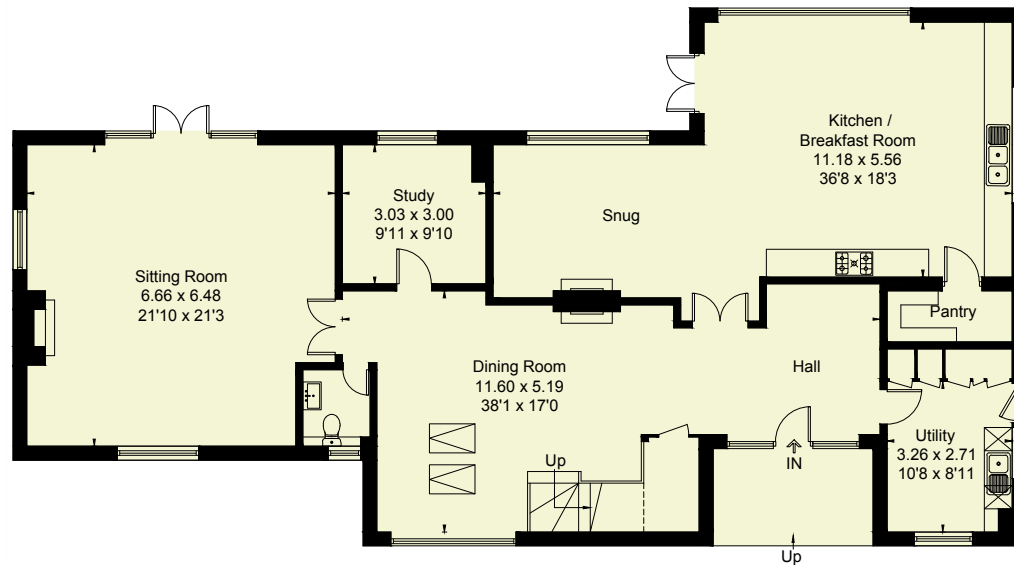
t: 01730 262600

e: petersfield@bcmwilsonhill.co.uk

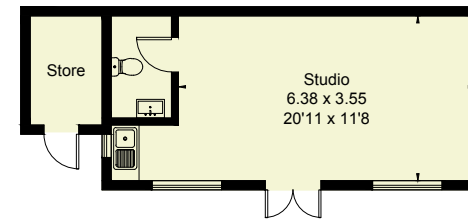
NB These particulars and photographs are as at November 2024.

Approximate Floor Area
 Main House = 287.7 sq m / 3097 sq ft (Excluding Void)
 Outbuilding = 31.5 sq m / 339 sq ft
 Total = 319.2 sq m / 3436 sq ft

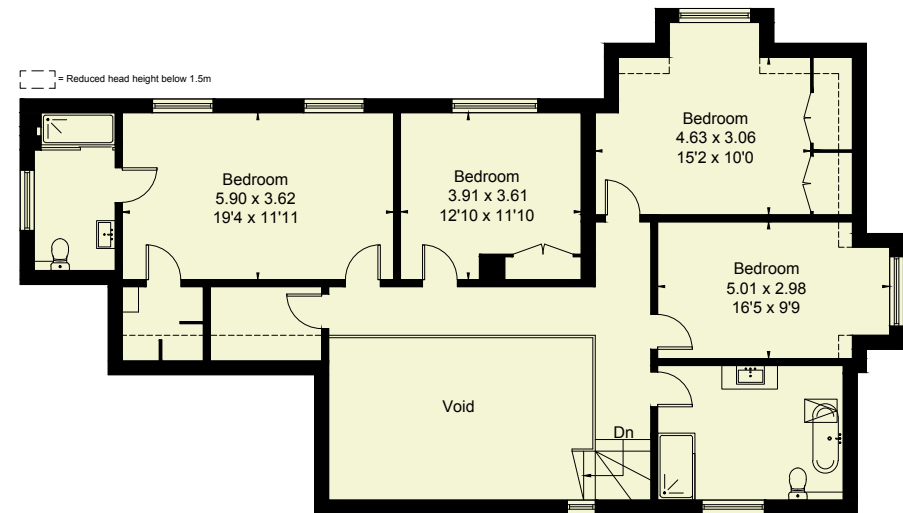
Not to scale. For identification purposes only.



Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor

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Petersfield

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