



HAZELBANK COTTAGE

27 Pulens Lane, Petersfield GU31 4BZ



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A stylish character cottage
with delightful gardens
within easy reach of
Petersfield town centre

Accommodation

Entrance Hall | Sitting Room | Family Room
| Study / Bedroom 4 | Kitchen / Breakfast
Room | Utility Room | Ground Floor
Bathroom | 3 Bedrooms (one with Ensuite
Shower Room) | Family Bathroom |
Private Parking | Delightful Gardens

Petersfield (and mainline station) 1.2 miles,
Alton 12 miles, Chichester 16.3 miles,
Guildford 26.4 miles.
(Mileages and times approximate)



SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN



27 PULENS LANE

An attractive detached cottage of charm and character offering light, flexible and stylishly appointed accommodation. Arranged over two floors, the property offers a comfortable and welcoming feel throughout. There is a natural flow between the well-proportioned reception rooms with particular features of note including exposed fireplaces, ceiling timbers, a fitted kitchen / breakfast room and bathroom facilities on both floors, providing the option of potential ground floor living or simply as a lovely family house.

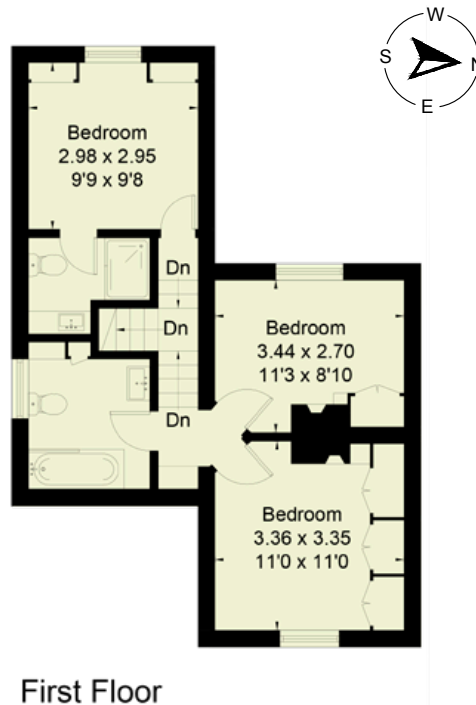
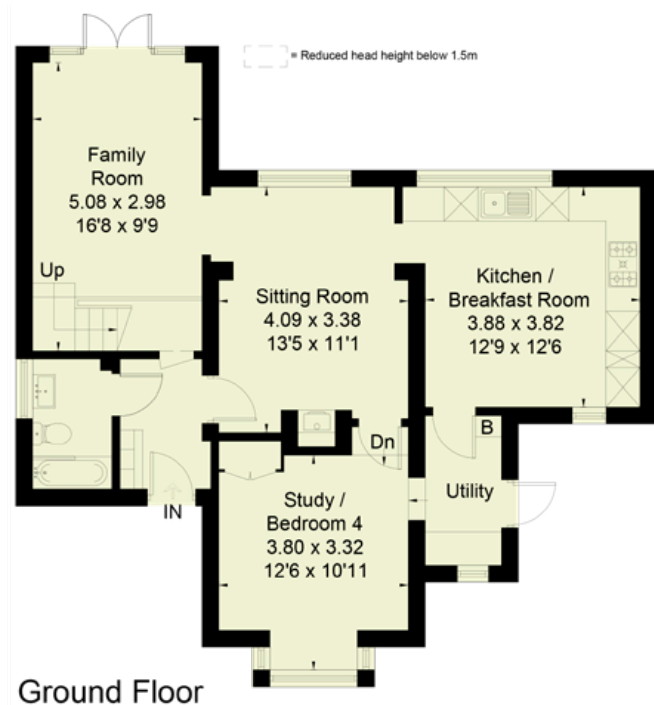
OUTSIDE

Approached from the parking area through a side gate, a shingled path leads to the main private garden. The garden is beautifully landscaped offering a spacious patio terrace adjacent to the rear of the cottage, ideally suited for entertaining purposes, with steps rising to a lawned area beyond, all of which is enclosed, enjoying a high degree of privacy and boasting a sunny, westerly aspect.

SITUATION

The property is situated in one of the most desirable areas of Petersfield, within walking distance of the town centre, many of the local schools, Petersfield station and The Queens Head public house in Sheet. The Heath and Pond, with wonderful walks and abundance of bird life, are within 0.25 miles as well as the Petersfield Pay and Play Golf Club. Situated in the South Downs National Park, Petersfield offers a comprehensive range of shopping and recreational facilities and a mainline station providing trainline services to London Waterloo in just over an hour. The area has an excellent range of schools including Bedales, Churcher's College, Ditcham Park and in the state sector, TPS and Bohunt. The nearby 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.

Approximate Floor Area
House = 117.3 sq m / 1263 sq ft
Not to scale. For identification purposes only.



GENERAL REMARKS

Directions: GU31 4BZ

Proceed out of Petersfield on the B2070 (London Road) and having passed Lanzante McLaren Petersfield, turn right into Pulens Lane where the property will be found after a short distance on the right hand side.

What3Words

///agreeable.puppy.rebounder

Services

Mains water, drainage, electricity and gas.

Agents Note

- Mobile/Internet Coverage: Indoor limited/Outdoor likely (Ofcom)
- Broadband Availability: Ultrafast available (Ofcom)

Local Authority

East Hampshire District Council

www.easthants.gov.uk

Tel: 01730 266551

Council Tax

Band F

EPC

E45

Viewings

By appointment with BCM Wilson Hill only.

Selling Agent

BCM Wilson Hill

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NB: Photographs and details prepared June 2025

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Petersfield

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