



Buckmore Cottage, Bell Hill, Petersfield, Hampshire, GU32

Guide Price: £950,000 Freehold

At the end of a long drive, a detached family house in an elevated spot with gardens and grounds of approximately 0.776 acre.

5 bedrooms, family bathroom, sitting room, dining hall, kitchen, family room, study, utility room, boot room, downstairs cloakroom with WC, parking, garage and gardens. In all, approximately 0.776 acre.

EPC Rating: "E" (53).

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DESCRIPTION

The property is a detached family home believed to originally date from 1898 with modern additions built with brick elevations under a tiled roof and accommodation over two floors. The layout can be seen in the floorplan but of particular note is the lovely double aspect sitting room with a wood burner and bi-folding doors leading outside. The kitchen is fitted with matching floor and wall mounted units and at the other end of the room is a family area. There is a spacious dining hall and a separate study as well as a utility room, boot room and cloakroom with WC. From the dining hall, stairs rise to the first floor landing off which are five bedrooms and a family bathroom. Outside, the house is approached by a long leading to a parking area, garage and large shed. Accessed from the sitting room is a raised deck terrace, and being south facing is an ideal spot to unwind during the long summer afternoons. The gardens are mainly laid to lawn with a variety of mature shrubs and trees and lies in grounds of approximately 0.776 acre. An internal viewing is strongly recommended to fully appreciate the space and accommodation the house has to offer.



LOCATION

The property is situated to the west of the town centre in an elevated spot. Petersfield offers a variety of amenities in a bustling town centre. Shops include Waitrose, M&S Food, Tesco and there are numerous boutiques, cafes and further shops. The train station provides a direct service to London Waterloo to the north (in a little over an hour) and Portsmouth to the south. The town has many active clubs and societies with golf available at Petersfield and Liphook, horse and motor racing at Goodwood, polo at Cowdray Park and sailing along the South Coast. Being in the heart of The South Downs National Park, the surrounding countryside is renowned for its unspoilt landscape and outdoor pursuits. There are many popular schools in the area including Churcher's College, Bedales, Ditcham Park, The Petersfield School and Bohunt.

Services: Mains water and electricity. Private drainage and oil fired central heating.

Ref: AB/210019/2

LOCAL AUTHORITY

East Hampshire District Council, Petersfield

DIRECTIONS

From our office at 26 High Street, proceed up towards and pass The Square on your left. Follow the road around to the right into Chapel Street and on reaching Station Road, turn left. Proceed over the level crossing, passing the Volkswagen Garage on the right and on reaching the roundabout, take the second exit up Bell Hill. On the crest of the hill, turn left down an unmade lane. On reaching a five-bar gate, follow the access to the left and the property is situated at the very end of the lane.

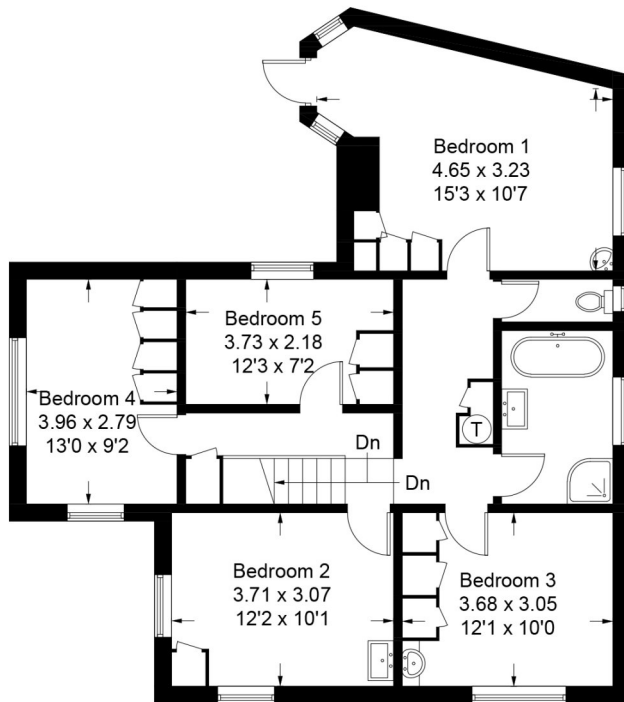


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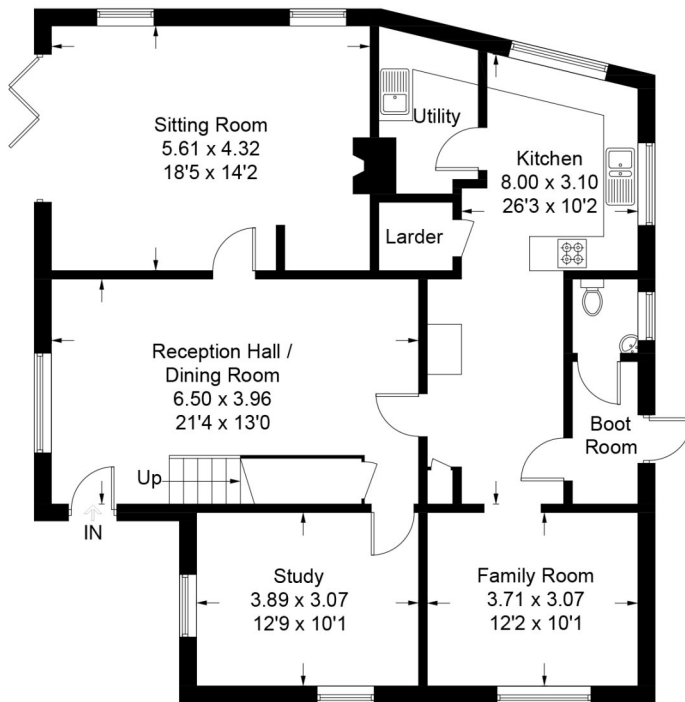
Approximate Gross Internal Area = 193.6 sq m / 2084 sq ft

Garage = 24.5 sq m / 264 sq ft

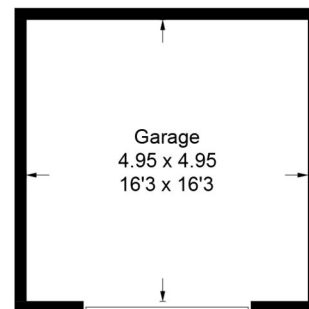
Total = 218.1 sq m / 2348 sq ft



First Floor



Ground Floor



(Not Shown In Actual
Location / Orientation)

PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2022.

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