



## Bell Hill, Petersfield, Hampshire, GU32

Guide Price: £1,200,000 Freehold

In gardens of approximately 0.45 acre, a detached family house, convenient to both the train station and Bedales School with a garage and parking.

Four bedrooms, family bathroom, sitting room, dining room, kitchen/breakfast room, downstairs cloakroom, garage, parking and gardens.

In all, approximately 0.45 acre.

EPC Rating: "D" (63)

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## DESCRIPTION

A detached family house with brick, painted rendered elevations under a tiled roof and with accommodation over two floors. Believed to date from 1928, the owner has lived in the house since the late 1970's and you can see why he's been settled for so long. The layout can be seen in the floorplan which is well proportioned throughout and there are many character features which include wooden floors and an authentic fireplace in the dining room and picture rails and crittall windows in most rooms. Outside, the house is approached by a tarmac drive with ample parking leading to an integral single garage. The gardens are essentially on all sides and are predominantly laid to lawn with a variety of mature hedging and trees. An internal viewing is strongly recommended to fully appreciate what the house has to offer. In all, the property lies in a plot of approximately 0.45 acre.





## LOCATION

The property is situated to the west of the town centre, 850 metres from the train station and only 1.4 km to The High Street. 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 gas, electricity, water and drainage.

Ref: AB/220082/2.

## 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, the property is situated on your right, immediately before Bell Hill Ridge.

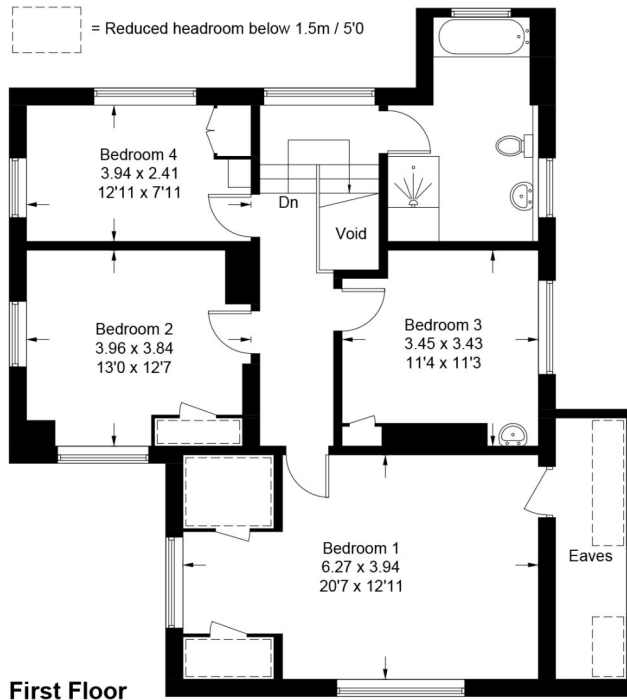


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Approximate Gross Internal Area = 161.0 sq m / 1733 sq ft

Garage = 12.5 sq m / 134 sq ft

Total = 173.5 sq m / 1867 sq ft



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 Emzoo Marketing 2022.

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