



Monks Orchard, Petersfield, Hampshire, GU32

Guide Price: £875,000 *Freehold*

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On a corner plot on a popular residential road, a beautifully refurbished, extended detached family house with a garage, parking and a south-facing garden.

KEY FEATURES

- Detached four-bedroom family house
- Extensively modernised and extended by current owners
- Beautifully presented throughout
- Large kitchen/dining room, living room and study
- Principal bedroom with en-suite
- South-facing garden
- Integral garage and driveway parking



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DESCRIPTION

The property is a detached family house on a corner plot to the north of the town centre. With brick and part-wooden cladding elevations under a tiled roof, the accommodation is over two floors. In the current occupants' ownership, the house has undergone extensive modernisation and extensions and now provides practical modern day living for a 21st Century family. The floorplan denotes the layout but of particular note is the lovely, large kitchen/dining room with central island, bi-folding doors which lead to the rear garden and there's plenty of space for a family-sized breakfast table. All of the three main reception spaces are south facing and have a delightful aspect over the rear garden. From the hall, stairs rise to the first-floor landing, off which are four bedrooms and a family bathroom. The main bedroom has its own ensuite shower room. Outside, the house is approached by a drive with off-street parking leading to an integral single garage. The main garden lies to the rear and being south facing, is an ideal spot for entertaining guests during the summer months. The house would suit a wide variety of buyers, and an internal viewing is strongly recommended.

ACCOMMODATION

Entrance hall, living room, kitchen/dining room, utility, study, downstairs w/c, principal bedroom with en-suite, three further bedrooms, family bathroom, integral garage, parking and garden.

LOCATION

The property is situated on a popular residential road to the north of the town centre. Petersfield lies in the heart of The South Downs National Park and 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 approximately an hour) and Portsmouth to the south. The Hindhead Tunnel provides congestion free travel north along the A3 to Guildford and London. The town has many active clubs and societies with golf available at Petersfield, Liphook and Midhurst, horse and motor racing at Goodwood, polo at Cowdray Park and sailing along the South Coast. There are many popular schools in the area including Bedales, Churcher's College, Ditcham Park and The Petersfield School.

DIRECTIONS

From our office at 26 High Street, turn right up the High Street, passing The Square on your left. Following the road round to the right into Chapel Street and continue to the end of the road. On reaching Station Road, proceed straight on into Tilmore Road, going over the railway bridge. Continue down the hill, taking the second turning on the right into Tilmore Gardens and then the first turning on the left into Monks Orchard. Proceed up the road and after approximately 300 metres, there is a fork off to the right. The property is situated immediately after this fork on your right hand side.

MATERIAL INFORMATION

Method of Sale: Private treaty

Tenure: Freehold

Construction: Brick and part wooden cladding elevations under a tiled roof.

Services: Mains gas, electricity, water and drainage

Council Tax: East Hampshire District Council. Band: "E"

EPC Rating: "C" (72)

Service Charge: N/A

Ground Rent: N/A

Rights & Easements: None known.

Flooding: To the best of our knowledge, the property has never flooded.

Mobile Signal: Good outdoor, variable in home with EE, O2 and Three. Good outdoor with Vodafone. (Ofcom)

Broadband Availability: Ultrafast (Ofcom)

Parking: Driveway parking and an integral single garage.

Viewings: Strictly by appointment via Winkworth Petersfield

WHAT3WORDS: ///limitless.pedicure.crisp

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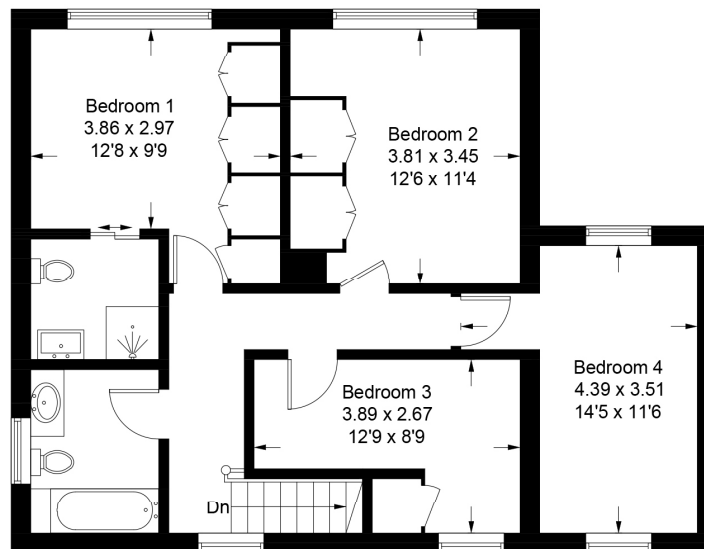
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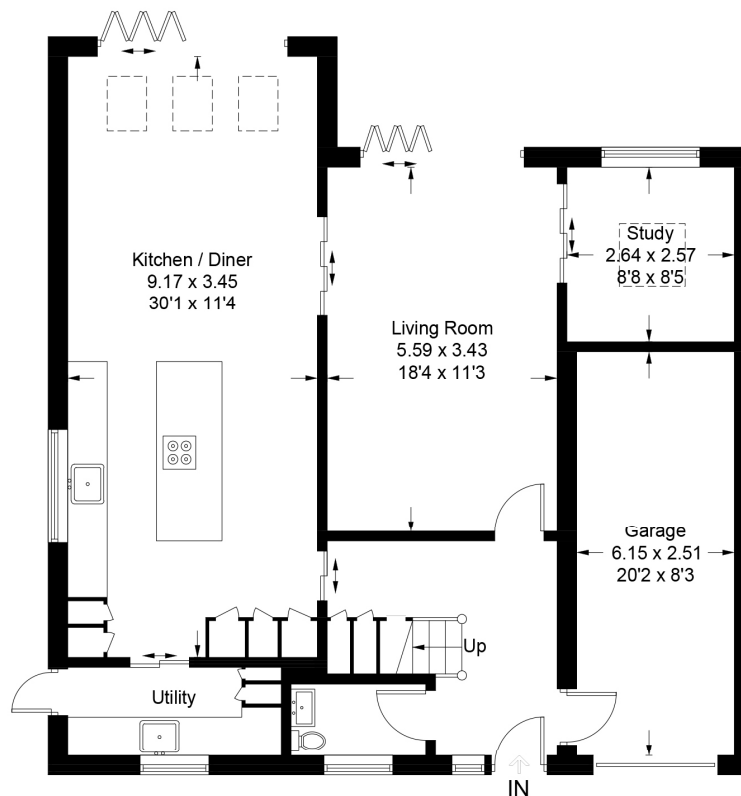
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Approximate Gross Internal Area = 167.6 sq m / 1804 sq ft
(Including Garage)



First Floor



Ground Floor

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Produced for Williams of Petersfield. (ID1319217)

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