



36 College Street

PETERSFIELD | GU31 4AF

BCM

Wilson | Hill

3 Double Bedrooms | Bathroom | Shower Room | Sitting Room | Dining Room | Study/Family Room | Kitchen | Cloakroom | Entrance Hall | Courtyard Garden | Front Garden
Double Garage | Two Private Parking Spaces | Garden Store

Mileages: Market Square Petersfield 0.2 of a mile, Guildford 26 miles, Winchester 20 miles, Chichester 16 miles, London 57 miles



| The Property

An attractive Grade II listed property believed to date back to the 17th century, with a large double garage and additional parking for two vehicles in a convenient location in the centre of Petersfield. Set back from College Street, a gate enters into the pretty front courtyard leading to the front door. With high ceilings throughout, off a spacious hallway is the characterful sitting room with original oak beams, attractive brick fireplace and double aspect windows to front and rear including a small bay. The dining room has French doors opening onto the south and west facing private walled courtyard garden. There is a further family room/study

with exposed stone wall and other original character features. The kitchen is light and bright and overlooks the front courtyard, and has a good range of fitted units and built in cupboards. A cloakroom completes the downstairs accommodation. Upstairs is a generous landing, three good double bedrooms with vaulted ceilings and extensive built in storage. There is an upstairs bathroom with white suite of bath, basin and WC and also a separate shower room with basin and WC. A gem of a house, in the centre of Petersfield bursting with character, excellent flow and well-proportioned rooms.



| Location

College Street is in one of the most sought-after parts of the town and a short walk from Waitrose, the High Street and Rams Walk. Petersfield itself has a comprehensive range of facilities including several supermarkets, choices of restaurants and a mainline station with train services to London Waterloo in just over an hour. The Petersfield area has an excellent

range of schools including Bedales, Churcher's College, Ditcham Park and in the state sector TPS. 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. The Heath and Lake are also within a reasonable



walk providing public open space and handy dog walking options, as are a number of good footpaths and bridleways in the surrounding area including the South Downs Way, Hangers Way and Sussex Border Path.

| Outside

The house is set back from College Street by its delightful walled front garden. The walled courtyard garden at the rear is private and sunny with ample space for entertaining, some raised beds with attractive planting and a useful brick-built garden store with stable door.

An unusual feature for a property right in the centre of Petersfield is the inclusion of the adjoining double garage and two adjacent private car spaces immediately beyond the garden. Accessed over a private driveway these provide secure and ample parking and direct access to the property.



I Directions to GU31 4AF

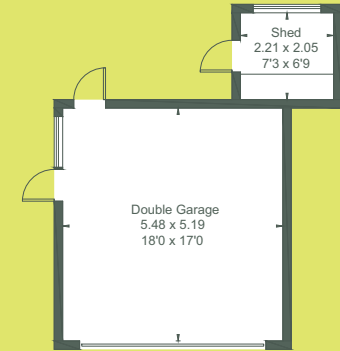
From the bottom of the High Street, turn left into College Street. Pass the Folly Wine Bar and just past the traffic lights continue up the street for approximately 300 yards and you will find 36 College Street on your left. If parking take the previous left (Barham Road) and left again and park in the Central Car Park, then you can walk back to College Street. On foot follow as first two lines above.

 **WHAT 3 WORDS** ///storming.stub.crowd

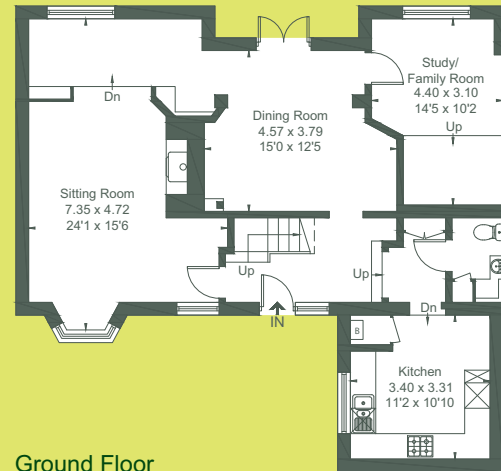


Viewing strictly by appointment.

Approximate Floor Area = 146.9 sq m / 1581 sq ft
Garage = 28.6 sq m / 308 sq ft
Total = 175.5 sq m / 1889 sq ft (Excluding Shed)



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #65942

Services: Services: All mains services are provided.
Gas fired central heating.

Local Authority: East Hampshire District Council,
www.easthants.gov.uk, 01730 266551

Council Tax: Band F

EPC: E54

BCM Wilson Hill Ltd have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Plans and maps should be treated as a guide only.

Details and photographs dated March 2024

