



**78 Heath Road**

PETERSFIELD | HAMPSHIRE | GU31 4EJ

**BCM**

**Wilson | Hill**



Entrance Hall | Cloakroom | Sitting Room | Dining Room | Family Room | Study/Bedroom 5 | Kitchen/Breakfast Room | Utility Room | 4 Bedrooms | Family Bathroom | Shower Room  
Double Garage | Parking | Gardens and Grounds of Approximately 0.38 Acres (0.153 ha)

Petersfield 0.6 miles, Guildford 26.5 miles, Chichester 16 miles, Winchester 20 miles, London 57 miles



### | The Property

78 Heath Road is a detached family house enjoying a wonderful position opposite Petersfield Heath, offering scope for updating, enlargement or possible replacement, subject to acquiring the necessary consents. The house is arranged over two floors with light, well proportioned and extremely versatile family accommodation offering four bedrooms on the first

floor and three reception rooms and a study/bedroom 5 on the ground floor, with the potential to adapt the current accommodation to create a ground floor annexe, if required. The house sits well within its own generous plot and offers much potential.

### | Location

The house is situated on one of Petersfield's more favourable locations, enjoying a lovely position across the road from The Heath and Heath Pond and also within walking distance of the town centre. Petersfield offers a comprehensive range of shopping and recreational facilities, as well as a mainline station with train services to London Waterloo in just over an hour.





The area offers an excellent range of schools including Bedales, Churcher's College, Ditcham Park in the private sector and in the state sector TPS and Bohunt. 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 house is set in the heart of the South

Downs National Park with an extensive network of footpaths in the area, providing great scope for riding and walking including the South Downs Way.

### **Outside**

The property is approached through a five bar gate and across a gravel drive, providing parking for several vehicles and access to the double garage.

The front garden offers a lawned area with some floral borders and a front hedge providing a high degree of privacy. A side gate gives access to the rear garden, which is generous in size, offering a raised dining terrace beyond which the garden is predominantly lawned, fully enclosed and interspersed with various herbaceous and shrub borders. In all, the garden and grounds extend to approximately 0.38 acres (0.153 ha).





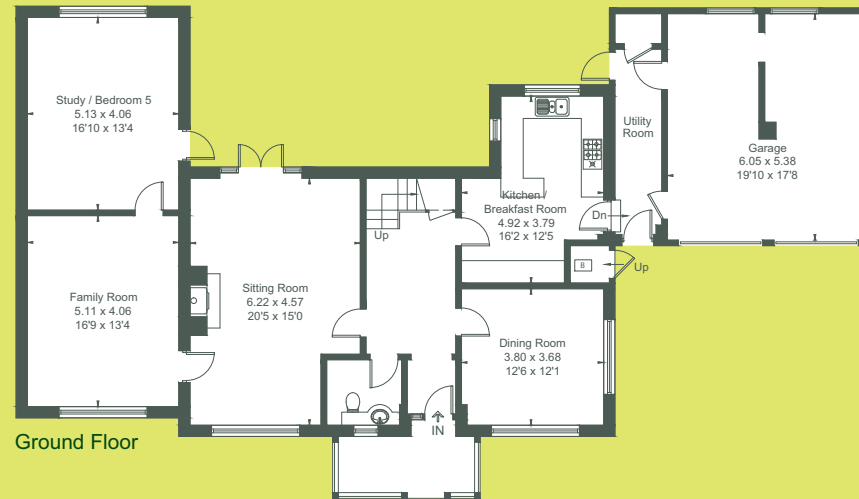


Approximate Floor Area = 236.4 sq m / 2544 sq ft (Including Garage)  
 External Cupboard = 1.0 sq m / 11 sq ft  
 Total = 237.4 sq m / 2555 sq ft

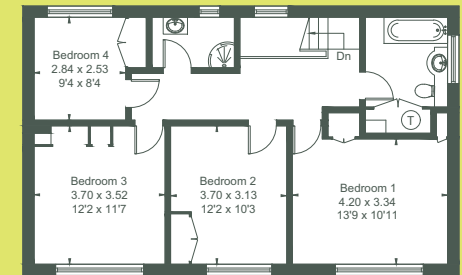
## Directions to GU31 4EJ

From the centre of Petersfield, proceed down the High Street crossing over Dragon Street onto Heath Road. Follow Heath Road for approximately 0.5 miles where the entrance to 78 Heath Road will be found on the left hand side.

 **WHAT3WORDS** ///conductor.swoop.wired



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 #67663

**Services:** All main services. Gas fired boiler providing hot water and central heating via radiators.

**Local Authority:** East Hampshire District Council,  
[www.easthants.gov.uk](http://www.easthants.gov.uk), 01730 266551

**Council Tax:** Band G

**EPC:** D55

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 April 2024

Viewing strictly by appointment.

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