



7 Pulens Crescent

PETERSFIELD | GU31 4DW

BCM

Wilson | Hill

Four Double Bedrooms | Three Shower Rooms (1 En Suite) | Kitchen/Dining/Living Area | Sitting Room | Utility Room | Workshop/Office | Landscaped South Facing Garden
Driveway Parking for Several Cars

Mileages: Petersfield Market Square 1 mile, Guildford 26 miles, Winchester 23 miles, Chichester 15 miles, London 57 miles.



| The Property

A cleverly rebuilt and extended property with serious 'wow' factor and four spacious double bedrooms. The heart of the home is the vast open-plan kitchen/dining/living area which extends the width of the property and wraps round into a sitting room, currently used as cinema room. The kitchen itself was designed by KCA and seamlessly blends into the living

space including a stylish bar area, striking two-tone island and high specification modern appliances – creating the perfect setting for culinary enthusiasts. Independent slide and fold doors open onto the garden creating an indoor-outdoor living and entertaining hub. In addition, there is a separate utility room. The main bedroom is ground floor and boasts a

luxurious ensuite shower room and there is a second bedroom and shower room on the ground floor with two further double bedrooms upstairs and a modern family shower room. The property perfectly balances contemporary design with practical living and would make a fantastic family home, or 'oven-ready' downsize with excellent ground floor space.



Location

7 Pulens Crescent is located in one of the most desirable areas of Petersfield. The house is on a quiet crescent off Pulens Lane and within walking distance of the town centre (a mile), many of the local schools, Petersfield station and The Queens Head public house in Sheet. The Heath and Pond, with wonderful walks and abundance of bird life, are within 0.25 of a mile, as well as the Petersfield Pay and Play Golf Club.

Petersfield, which is in the South Downs National Park, has a comprehensive range of shopping and recreational facilities including Waitrose, Marks & Spencer, Aldi and the Taro Leisure Centre. A mainline station provides 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.

There 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 beautifully landscaped south facing garden is ideal for both relaxation and social gatherings whilst remaining low maintenance. The expansive terrace extends the width of the property, perfect for alfresco dining and summer barbecues. An area of lawn is ideal for outdoor activities, while colourfully planted beds add a touch of vibrancy. Private fencing ensures a secluded atmosphere and at the end of the garden a paved area awaits your personal touch. Additionally a large shed, currently used as an office, provides extra space for work or hobbies. The level parking has room for several cars, an electric charging point and side access on either side of the house leading to the rear garden.





Approximate Floor Area = 209.1 sq m / 2251 sq ft
 Outbuilding = 12.4 sq m / 133 sq ft
 Total = 221.5 sq m / 2384 sq ft

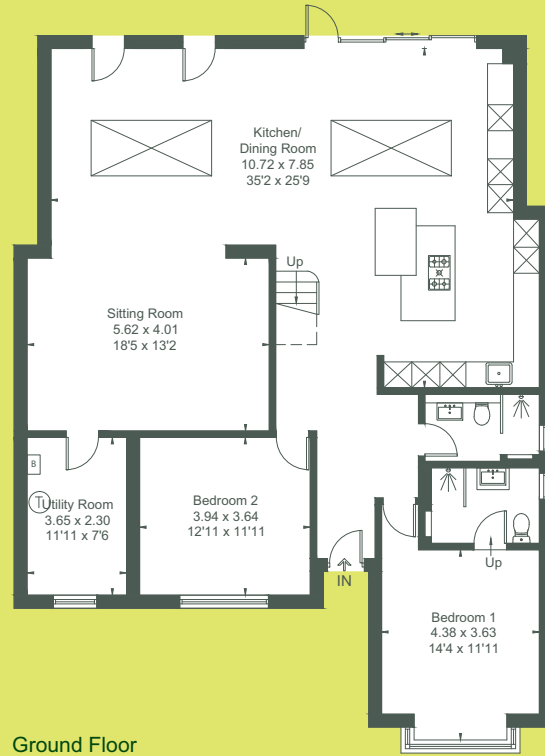
Directions to GU31 4DW

Following the A3 south from Guildford, take the first exit signed to Petersfield and Midhurst. Follow the slip road up to the roundabout and take the first exit towards Midhurst. In a couple of hundred yards take the right hand turning into Pulens Lane, signposted to South Harting. Follow Pulens Lane for approximately 0.3 miles and Pulens Crescent will be on your left.

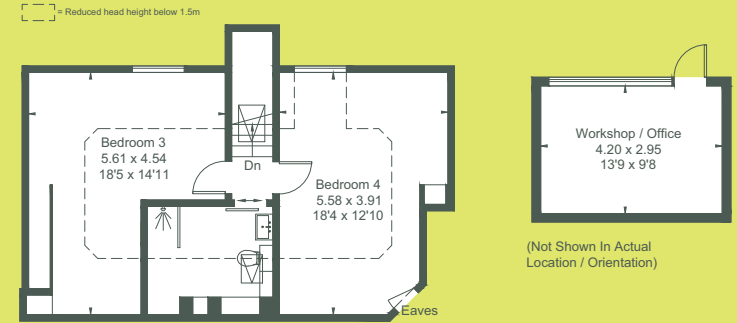
 **WHAT3WORDS** ///weedy.comedians.mops



Viewing strictly by appointment.



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 #72652

Services: All mains services are connected. Underfloor heating throughout the ground floor.

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

Council Tax: Band E

EPC: C72

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 June 2024

