



Imposing farmhouse and separate outbuildings in 1 acre

Westmark Farm, Midhurst Road, Petersfield, Hampshire, GU31 5AT

Freehold

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Versatile living accommodation • Kitchen/dining room and utility room • Sitting room • 4 bedrooms (1 en suite) • Family bathroom • Substantial detached split level annexe • Outbuildings • Grounds of 1 acre

Local information

Petersfield is situated in the heart of the South Downs National Park and offers a variety of amenities and a bustling town centre. Shops include Waitrose and M&S Food Hall as well as numerous boutiques, cafes and restaurants. The station provides a service to London Waterloo, journey times from around 64 minutes and also a service south to Portsmouth Harbour.

The town has many active clubs and societies, with golf available at Petersfield and Liphook, horse and motor racing at Goodwood, the Festival Theatre in Chichester, polo at Cowdray Park and sailing along the south coast. Guildford is 25 miles away.

There are many sought after schools in the area including Bedales, Ditcham Park School, Churchers College and The Petersfield School.

About this property

Understood to date from 1911, Westmark Farm is an impressive character home situated in a semi rural position with picturesque views over surrounding farmland. Upon entering the property, the welcoming reception hall leads to a spacious and light triple aspect sitting room with a log burning stove, bespoke fitted bookshelves and doors which open on to the gardens beyond. The kitchen with parquet flooring offers ample space for dining and has pretty views across the garden. There is a separate utility room and WC to the rear along

with a study.

To the first floor is a principal bedroom with built in wardrobes and an en suite bathroom. Three further double bedrooms can be found on this floor along with the family bathroom. The attic offers a large area which could be used for storage or additional accommodation.

A particular feature of the property is the detached annexe, measuring 38 ft x 20 ft with open plan vaulted kitchen/living area, a shower room and a spiral staircase leads to a double mezzanine bedroom. Attached is a gym/garage. There are two further outbuildings, an original granary on staddle stones, and a purpose built garden office, both ideal for home working.

The house sits well within its plot of 1 acre with a large area of lawn wrapping around the house, a terrace for summer entertaining, a screening woodland area to the front and ample parking on the driveway.

Tenure

Freehold

Local Authority

East Hampshire District Council

EPC rating = E

Viewing

Strictly by appointment with Savills





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Gross internal area (approx) 1850 sq ft

Outbuildings 1625 sq ft

Total 3475 sq ft



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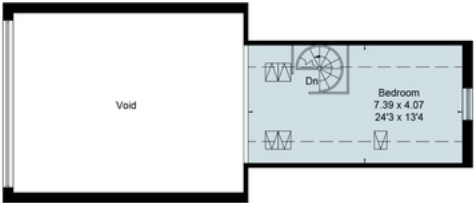
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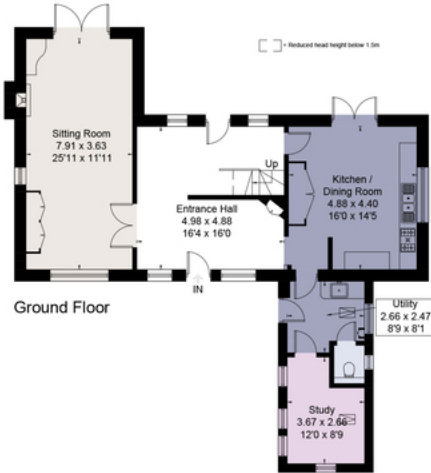
Approximate Area = 1850 sq ft / 171.9 sq m
Annexe = 1348 sq ft / 125.2 sq m (Excluding Void)
Outbuildings = 277 sq ft / 25.7 sq m
Total = 3475 sq ft / 322.8 sq m
Including Limited Use Area (125 sq ft / 11.6 sq m)
For identification only. Not to scale.
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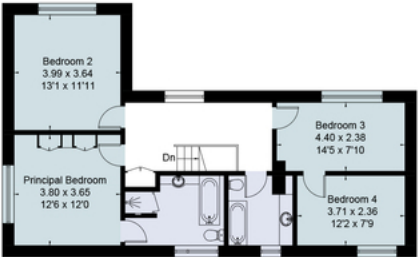
Annexe - Ground Floor
(Not Shown in Actual Location / Orientation)



Annexe - First Floor



Ground Floor



First Floor

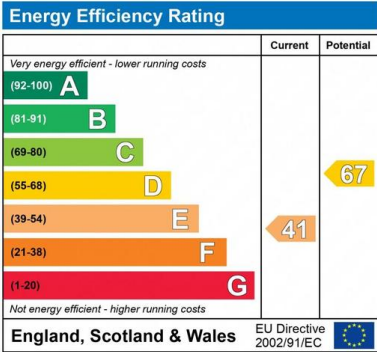


(Not Shown in Actual Location / Orientation)



(Not Shown in Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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