



OAKLEA, 86 STATION ROAD, PETERSFIELD, GU31 4AH

Carter Jonas

OAKLEA, 86 STATION ROAD, PETERSFIELD, GU31 4AH

Historic home with many period features • 2 reception rooms • 4 bedrooms and 2 attic rooms • Kitchen • Breakfast room • Cellar • Gated driveway • Substantial stone barn • Grade II Listed • 0.5 acres of grounds including walled garden • EPC rating E

DESCRIPTION Oaklea represents a unique opportunity to purchase a home that has been in the same family's occupation since 1910. Whilst retaining many character features the property is now in need of a comprehensive programme of refurbishment and restoration that, once completed, will provide the incoming purchaser with a fabulous and elegant family home. Upon entering the property, the entrance hall leads onto the dining room and the drawing room. Both of these rooms are well proportioned and contain period fireplaces and sash windows to the front of the house. To the rear of the ground floor is a kitchen and adjoining breakfast room with traditional cast iron fireback and grate. A door from this room leads down to a cellar which provides excellent extra storage space. First floor accommodation comprises of four bedrooms and a bathroom. An additional two rooms can be found on the second floor.

Externally, the gardens and grounds are delightful, and a real feature of the property. The immediate walled garden is a formal arrangement of lawn and beds, with brick paved areas. A stone barn provides a significant additional storage area and has the potential to be converted into a range of uses, such as home office or guest cottage (subject to obtaining the relevant consents). The west end of the barn has most recently been used as a workshop. In addition to the formal gardens there is also an area which was historically used as a railway embankment, and has now become an interesting area of woodland and a useful and intriguing addition to the grounds. To the side of the house is a gated driveway providing parking for several vehicles.

LOCATION Petersfield is a thriving market town situated in the heart of the South Downs National Park. Shops in the town include Waitrose, M&S food, and a number of other cafes and boutique shops along with a good range of local pubs and restaurants. Amenities include Petersfield Heath and lake, and a good range of sporting and leisure facilities. Petersfield High Street is less than half a mile away.

Petersfield station (within 0.5 miles) provides access to Waterloo (in approximately 1 hour) and Portsmouth to the south. Access is also available via the A3. One can walk out from the town along many local footpaths, some of which link up with the South Downs Way, and nearby Queen Elizabeth Country Park provides excellent space for cycling and other outdoor pursuits. Local sporting clubs and venues include golf at Petersfield, Liphook and Midhurst, motor racing at Goodwood, polo at Cowdray and sailing at Hayling Island.

There is an excellent range of local schools, including Bedales, Churcher's College, Ditcham Park and The Petersfield School.

ADDITIONAL INFORMATION

Tenure: Freehold.

Services: Mains water, electricity, gas, drainage. Gas central heating.

Local Authority: East Hampshire District Council. Council Tax Band G.

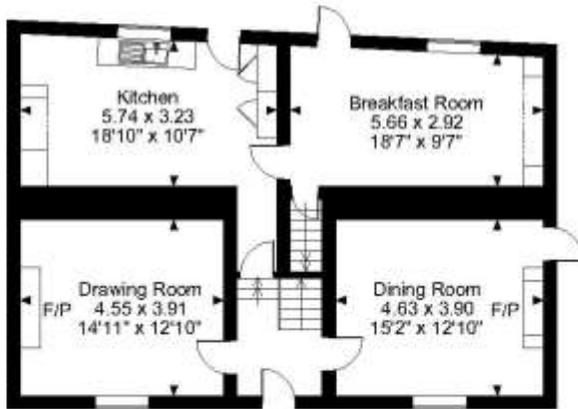
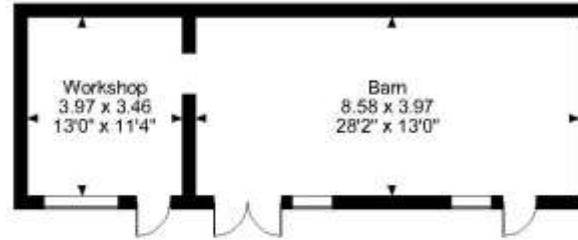
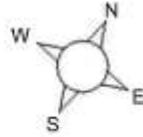
Viewings: Strictly via the agent Carter Jonas.

IMPOSING GEORGIAN TOWN HOUSE IN CENTRAL PETERSFIELD LOCATION

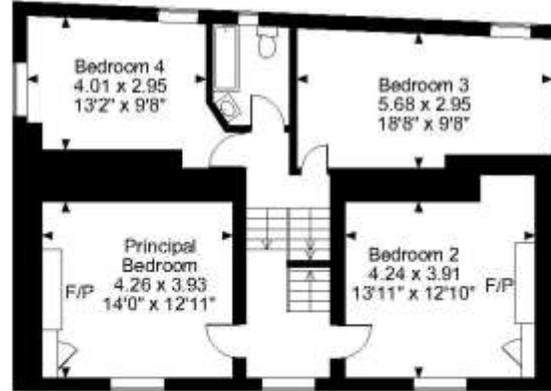




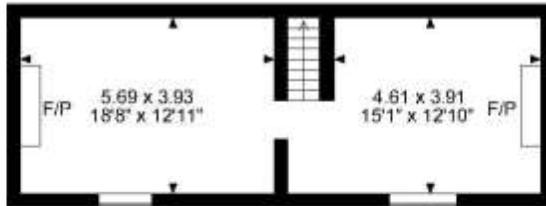
Oaklea, Station Road, Petersfield
Approximate Gross Internal Area
Main House = 2,664 sq ft / 247 sq m
Workshop & Barn = 527 sq ft / 49 sq m
Total = 3,191 sq ft / 296 sq m



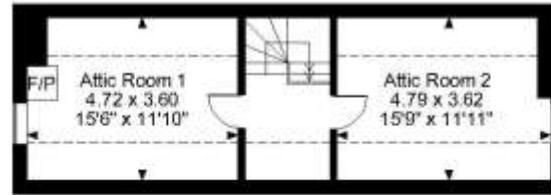
Ground Floor



First Floor



Cellar



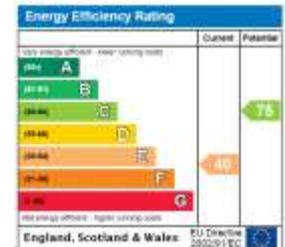
Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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