



White Dirt Lane, Catherington

**Asking Price £950,000**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS



# White Dirt Lane, Catherington

Situated in a beautifully elevated position with far reaching views of the surrounding area is this rarely available substantial five double bedroom detached family home.

The property sits centrally within its large mature and secluded plot, accessed through a five bar gate across a shingle driveway leading to the double garage and main building.

Through the main entrance there is a generous hallway with doors to all ground floor rooms, wood burning stove with space for seating to relax and enjoy the fire, and stairs leading to the first floor.

There is a spacious sitting room which enjoys a sunny dual aspect with views across the surrounding area and gardens. Double doors lead through to the dining room which also enjoys a bright dual aspect. On the ground floor there is a play room/study, fitted kitchen and utility room.

On the first floor the large master bedroom is positioned to the rear of the home, benefitting from expansive views, dressing room and en-suite shower room. There are four further double bedrooms and a family bathroom.

Mature and well established gardens surround the property, giving an open and private feel with many established trees and several different lawned areas. These well loved and cared for gardens are a true feature and need to be viewed to be fully appreciated.

The garage further features an eaves room with large Velux windows that would lend itself to a home office or games room or potential to convert into a annexe.

All viewings are conducted with health and safety in mind so please be aware that you may be required to wear PPE on viewings. All staff will be continuing to follow strict hygiene guidelines both on viewings and in the office.

EPC - D





Location - Catherington

Catherington is a lovely semi-rural location in the South East of Hampshire, and close to the South Downs National Park which includes the Queen Elizabeth Country Park close by.

Catherington is 8 miles south of Petersfield (with fast rail services to London Waterloo) and is 12 miles north of Portsmouth, convenient also for other South Coast routes and popular locations.

It benefits from a 12th century church, local pub, a nursery and infant school, and is located centrally one mile from Clanfield and Horndean. Both have nursery, infant and junior schools. Horndean also has the senior school for the local area.

Nearest to the property for shops is Clanfield, which comprises Old and New Clanfield. New Clanfield is the closest and has the most facilities, including convenience stores (including a Co-Op with a Post Office), greengrocer, hairdressers, takeaway outlets, cafe, Indian restaurant, hardware store, pharmacy, doctors surgery, estate agent, optician. A good bus service from Clanfield serves Petersfield and the popular Gunwharf Quays. Horndean also has various facilities including pubs, a number of shops and business units, and a large Morrisons Supermarket with a petrol station.

Tenure

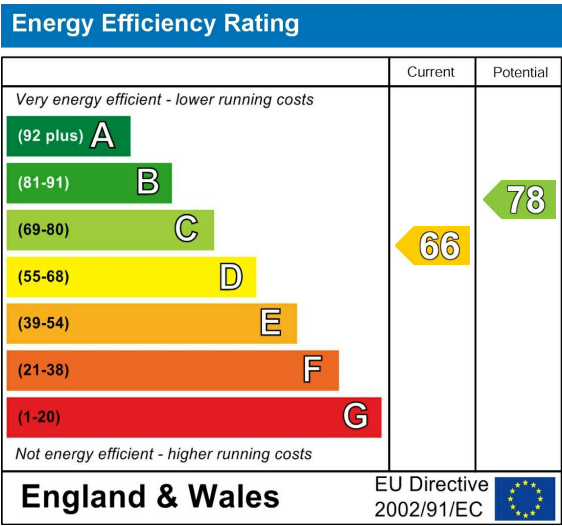
Freehold

Additional Information

All main services

Local authority

East Hampshire District Council  
Penns Place, Petersfield  
Hampshire, GU31 4EX  
01730 266551



Approximate Gross Internal Area = 190.8 sq m / 2054 sq ft

Cellar = 16.8 sq m / 181 sq ft

Garage / Garden Room = 63.4 sq m / 682 sq ft

Total = 271 sq m / 2917 sq ft

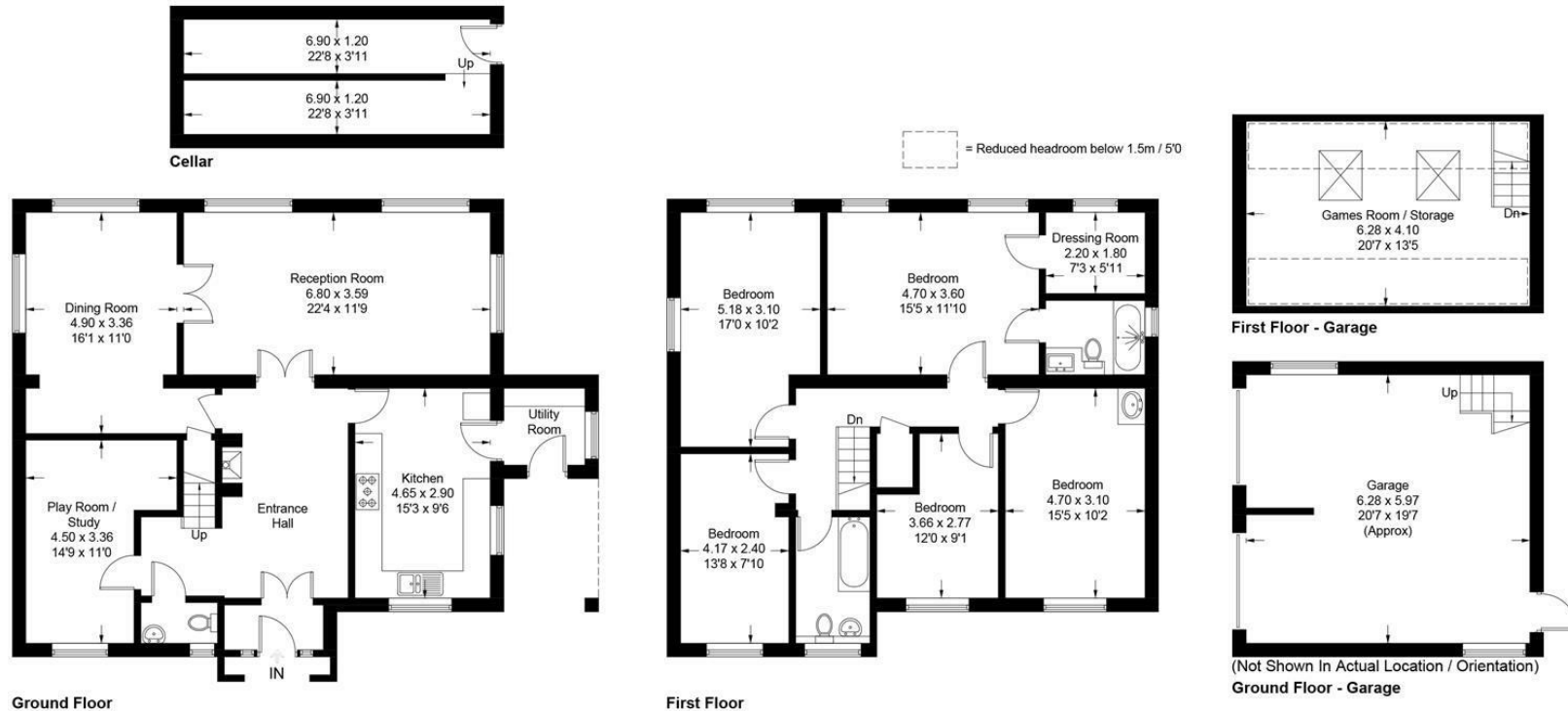


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID738538)

## Williams of Petersfield

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