

North Stroud Lane, Petersfield, Hampshire, GU32

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OIEO: £300,000 *Freehold*

Situated down a no-through lane in the village of Stroud, a pretty period cottage with a courtyard garden and parking.

KEY FEATURES

- A pretty period cottage
- Situated down a no-through lane
- Sought-after village location
- Front terrace/driveway with parking for one car
- Rear courtyard
- 1.8 miles to Petersfield Train Station





Petersfield

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DESCRIPTION

The property is a mid-terrace cottage with painted rendered elevations under a tiled roof and accommodation over three floors. With a contemporary twist inside, the house still has character features including a wood burner in the sitting room. Outside, the house is approached through gates onto a brick-laid standing, which our clients are using as a large terrace but could be used as a parking space should one desire. To the rear of the property is a courtyard garden.

ACCOMMODATION

Sitting room, kitchen, study, downstairs w/c, two bedrooms, shower room, rear courtyard, front terrace/drive with parking for one car.

LOCATION

The property is situated on a no-through lane in the village of Stroud where there is a popular village primary school and pub. Petersfield is less than two miles to the east and offers a variety of amenities in a bustling town centre. Shops include Waitrose, M&S Food and Tesco and there are numerous boutiques, cafes and further shops. The train station provides a direct service to London Waterloo to the north (in approximately an hour) and Portsmouth to the south. The tunnel at Hindhead provides congestion free travel north along the A3 to Guildford and London. The area has many active clubs and societies with golf available at Petersfield and Liphook, horse and motor racing at Goodwood, polo at Cowdray Park and sailing along the South Coast. Being in the heart of The South Downs National Park, the surrounding countryside is renowned for its unspoilt natural landscapes and outdoor pursuits. There are many popular schools locally including Churcher's College, Bedales, Ditcham Park and The Petersfield School (TPS).

DIRECTIONS

From the centre of Petersfield, proceed over the level crossing and pass a garage called Stringers on your right. At the roundabout, take the first exit along Winchester Road and on reaching the large roundabout with the A3, take the third exit signed to Winchester and the A272. After entering Stroud, pass The Seven Stars Public House on your left and then take the second turning on the left into North Stroud Lane. The property is situated along the lane on your right hand side to buy.

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MATERIAL INFORMATION

Method of Sale: Private treaty
Tenure: Freehold
Construction: Painted rendered elevations under a tiled roof.
Services: Mains electricity, water and drainage.
Council Tax: East Hampshire District Council. Band: "C"
EPC Rating: "E" (54)
Service Charge: N/A
Ground Rent: N/A
Rights & Easements: There is a Right of Way over the rear courtyard for a neighbouring property.
Flooding: To the best of our knowledge, the property has never flooded.
Mobile signal: Good outdoor with EE and Three. Variable outdoor with O2 and Vodafone. (Ofcom)
Broadband availability: Superfast (Ofcom)
Parking: There is an off-street parking space to the front of the house.
Viewings: Strictly by appointment with Winkworth, Petersfield.
What3Words: ///wolves.sapping.flames
Ref: AB/260090/1

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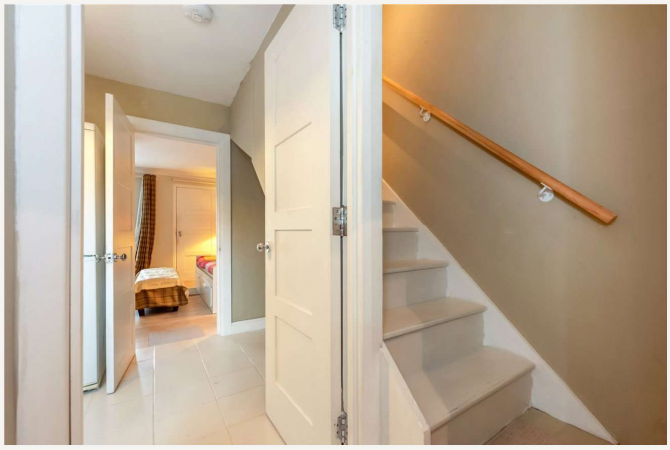





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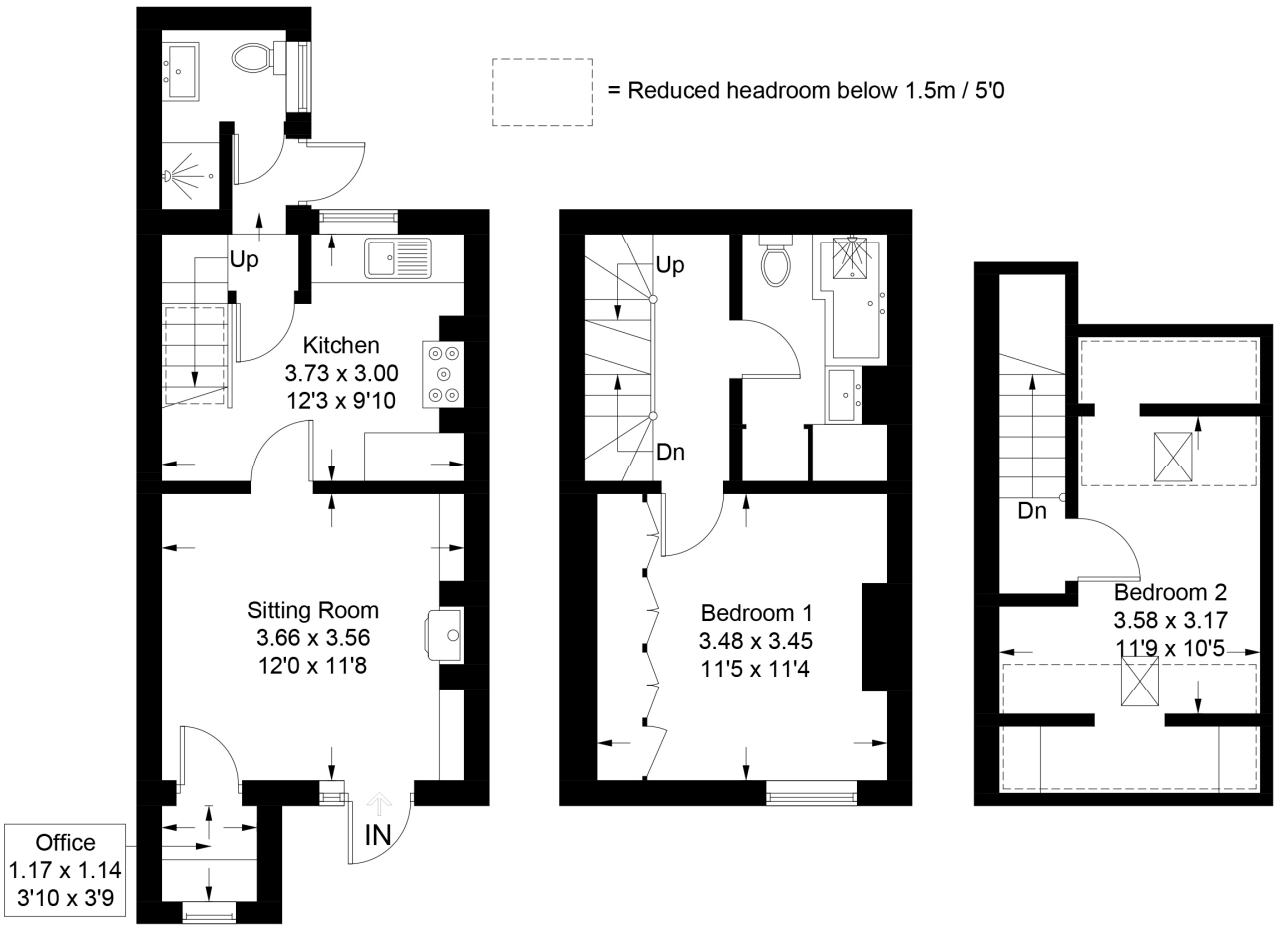
Approximate Gross Internal Area = 71.1 sq m / 765 sq ft



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