



## Stroud End, Stroud, Petersfield, Hampshire, GU32

Guide Price: £680,000 Freehold

Backing onto fields, a well-presented detached bungalow with off-street parking, a garage and a south-west facing garden, yet only 1.3 miles from Petersfield Train Station.

NO ONWARD CHAIN.

Main bedroom with en suite shower room, guest bedroom, family shower room, reception room, kitchen, dining room, utility room, garage, parking and garden.

EPC Rating: "D" (58).

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## DESCRIPTION

The property is a detached single storey home with brick elevations under a tiled roof believed to date from the 1970's. Originally built as a three bedroom property, the current owners extensively remodelled and improved and although sacrificed a bedroom, it now offers perfect accommodation for any downsizer. Since the current owners' family bought the property in 2015, the kitchen has been replaced, along with the bathrooms, much of the electrics, a new two-zone underfloor central heating system has been installed and the property has been replastered and decorated. The majority of the main living space is on the south side of the house and with large windows, light flows through the accommodation. A breakfast bar segregates the dining area from the kitchen, which is fitted with contemporary units and has many built-in appliances and there is a separate utility room. There are two bedrooms, both of which are large enough to accommodate double beds, an ensuite shower room to the main bedroom and a family shower room. Outside, the property is approached by a tarmac drive with parking for a number of cars leading to an attached single garage. There is an area of lawn to the front of the property but the main garden lies to the rear which is on the south and west side and is enclosed by either fencing or hedging. The property is being offered with no onward chain.



## LOCATION

The property is situated in the popular village of Stroud, approximately 1.3 mile to the west of Petersfield. In the village is The Seven Stars Public House and the popular Langrish Primary School. Petersfield offers a variety of amenities in a bustling town centre. Shops include Waitrose, M&S Food, 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 town 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. There are many popular schools in the area including Bedales, Churcher's College, Ditcham Park, The Petersfield School and Bohunt School.

## LOCAL AUTHORITY

East Hampshire District Council, Petersfield. Band: F.

## SERVICE CHARGE

Mains electricity, water and drainage. Oil fired central heating.

## DIRECTIONS

From the centre of Petersfield, proceed along Station Road going over the level-crossing, passing the station of the left. Continue to the bottom of the hill and take the first exit at the roundabout onto Winchester Road. At the next big roundabout, take the third exit (passing under the A3) following signs to Winchester along the A272. After a few hundred metres, you enter Stroud and on a bend to the left, take the first turning on the right into Ridge Common Lane and then immediately turn left into Stroud End. Proceed to the end of the road where the property is situated on your left.

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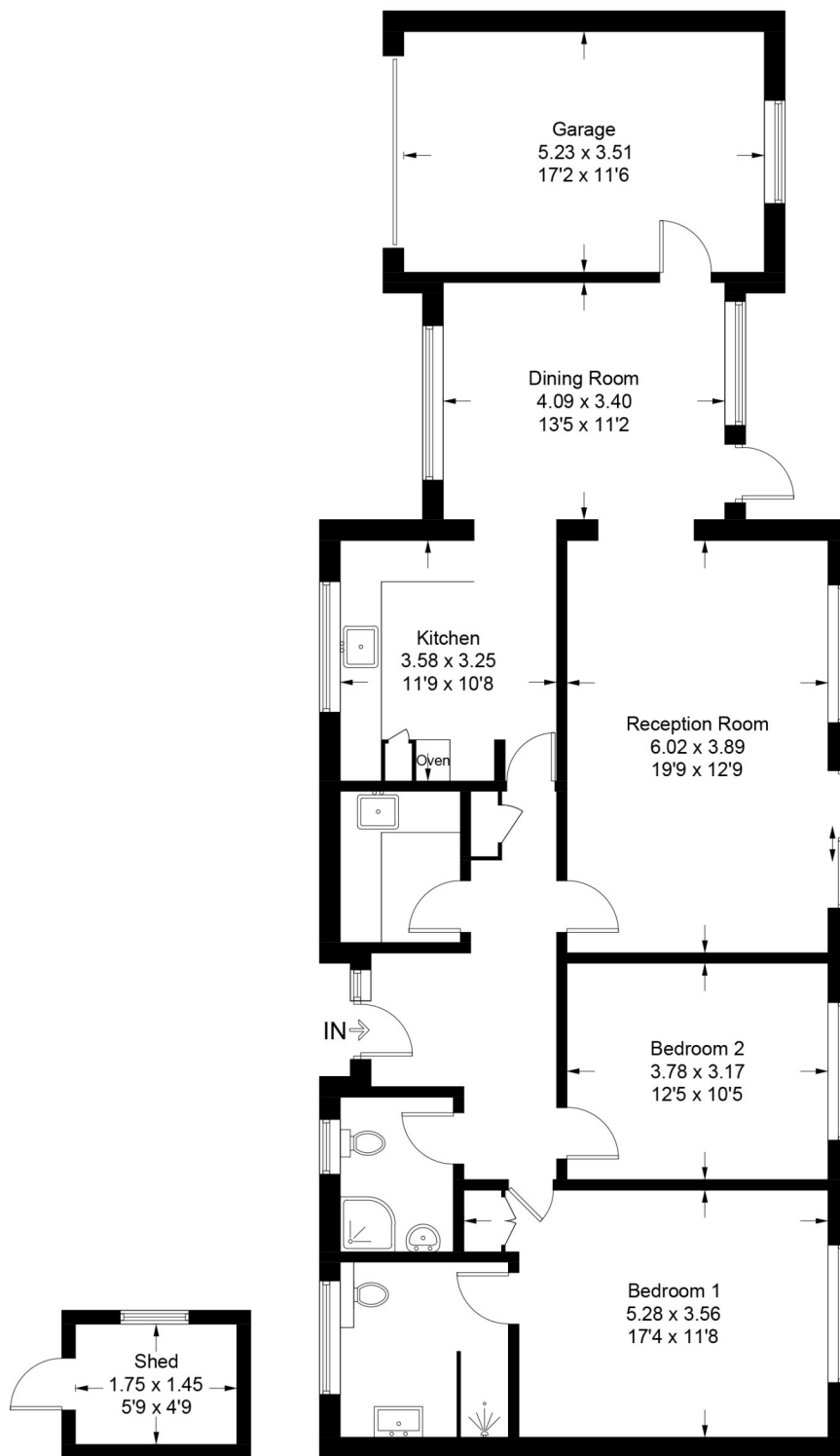


# Stroud End, GU32

Approximate Gross Internal Area = 126.6 sq m / 1363 sq ft (Including Garage)

Shed = 4.1 sq m / 44 sq ft

Total = 130.7 sq m / 1407 sq ft



(Not Shown In Actual Location / Orientation)

## Ground Floor

PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2023.

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