



## Finchmead Lane, Petersfield, Hampshire, GU32

**Guide Price: £625,000 Freehold**

A detached family home on an unmade, no-through lane in the village of Stroud with a garden, garage, parking and yet within 1.3 miles to Petersfield Train Station.

Four bedrooms, family bathroom, reception room, dining room, kitchen, downstairs cloakroom with WC, hall, garage, parking and gardens.

EPC Rating: "D" (57).

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## DESCRIPTION

The property is a detached family house with brick and part tile-hung elevations under a tiled roof and accommodation over two floors. The layout can be seen in the floorplan but of particular note is the lovely, large main reception room with sliding doors leading outside and double doors to the dining room. The kitchen is to the front of the house and there is a downstairs cloakroom also off the hall. Stairs rise to the first floor landing off which are four bedrooms and a family bathroom. Outside, the house is approached by a path leading to the front door, a single garage and parking for two cars. The main garden lies to the rear and can be accessed either through the house or by a side gate. The rear garden is laid to lawn with a variety of mature borders enclosed by hedging and fencing. Typical of houses from this era are large windows throughout allowing light to flow through the accommodation and an internal viewing is strongly recommended. Whilst the house has been loved over the years, it may benefit from some general updating.





## LOCATION

The property is situated in the popular village of Stroud, approximately 1.5 miles to the west of Petersfield. In the village is the pub, The Seven Stars and the ever-popular Langrish Primary School. Petersfield offers a variety of amenities in a bustling town centre. Shops include Waitrose, M&S Food, Tesco, Aldi and Lidl and there are numerous boutiques, cafes and further independent shops. The train station provides a direct service to London Waterloo to the north (in approximately an hour) and Portsmouth to the south while 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.

## 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 Finchmead Lane is on your left, shortly after passing Ridge Common Lane on the right. The property is approximately a third of the way along the lane on your left.

## MATERIAL INFORMATION

Method of sale: Private treaty

Tenure: Freehold

Construction: Brick and part tile-hung elevations under a tiled roof.

Services: Mains electricity, water and drainage.

Council Tax: East Hampshire District Council. Band E

EPC rating: "D" (57)

Service Charge and Ground Rent: N/A

Rights & Easements: None known

Flooding: To the best of our knowledge, there has been no internal flooding.

Mobile signal: Good with EE outdoors. (Ofcom)

Broadband availability: Superfast available (Ofcom)

Parking: Garage and off-street parking

Viewings: Strictly by appointment with Winkworth Petersfield

WHAT3WORDS: ///recur.kick.dynasties

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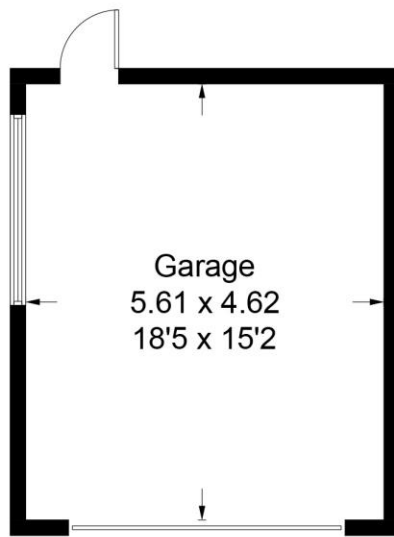


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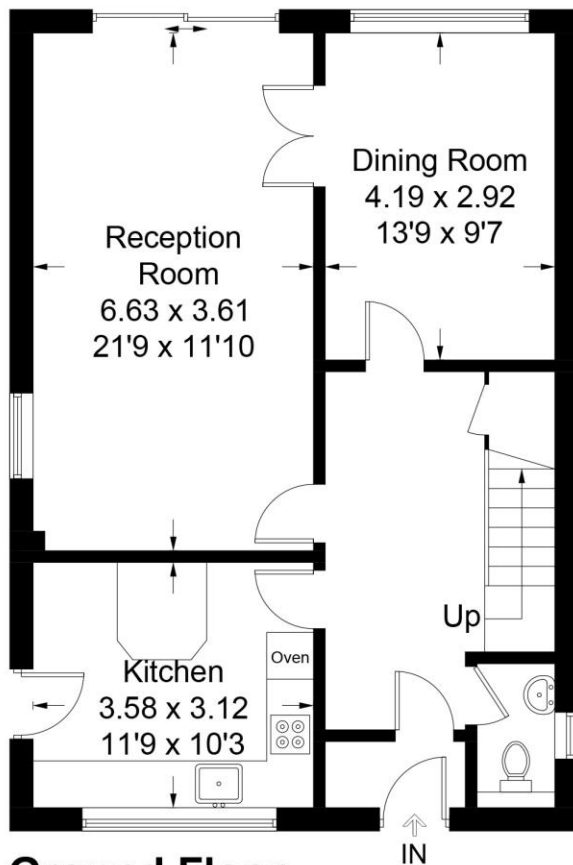
Approximate Gross Internal Area = 134.0 sq m / 1442 sq ft

Garage = 25.8 sq m / 278 sq ft

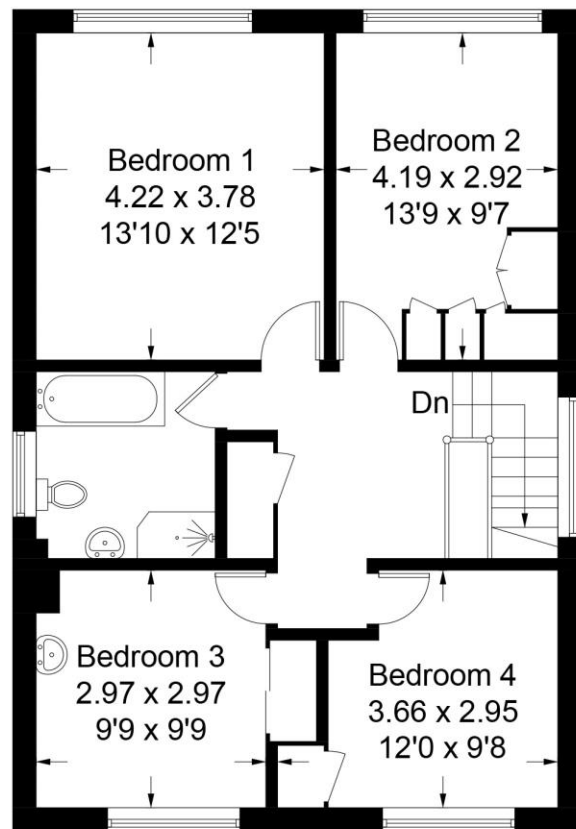
Total = 159.8 sq m / 1720 sq ft



(Not Shown In Actual  
Location / Orientation)



**Ground Floor**



**First 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 2025.

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