



North Stroud Lane, Stroud, Hampshire, GU32

OIEO £725,000 Freehold

On a no-through lane an extended family house with a west-facing garden and off-street parking.

NO ONWARD CHAIN.

Main bedroom with en suite shower room, 4 further bedrooms, family bathroom, sitting room, dining room, study, kitchen/breakfast room, downstairs cloakroom with WC, workshop, gardens and parking.

EPC Rating: "F" (36).

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DESCRIPTION

The property is a semi-detached family home with brick elevations under a tiled roof and accommodation over three floors believed to date originally from around 1900. Previous owners extended the house and the current occupants have knocked through the kitchen into the garden room to create a fabulous kitchen/breakfast room where there is a glass atrium and bi-folding doors lead out to the garden. The sitting room has a wood burner, an ideal focal point during the winter months and upstairs are five bedrooms and a modern bathroom. The main bedroom has its own en suite shower room. Set back from the lane, the house is approached by a gravel drive with parking for a number of cars. The main garden lies to the rear and being on the west side of the house is an ideal spot to unwind during the long summer afternoons. To the side of the house is a good sized workshop.



LOCATION

The property is situated on a no-through lane in the village of Stroud where there is a popular village primary school and public house. 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. There are many popular schools locally including The Petersfield School (TPS), Churcher's College, Bedales and Ditcham Park.

Services: Mains electricity, water and drainage.

Ref: AB/230060/1

LOCAL AUTHORITY

East Hampshire District Council, Petersfield

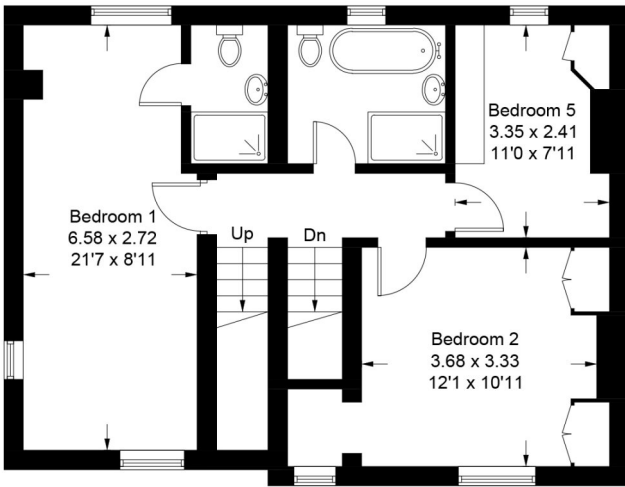
DIRECTIONS

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 after a short distance on your right.

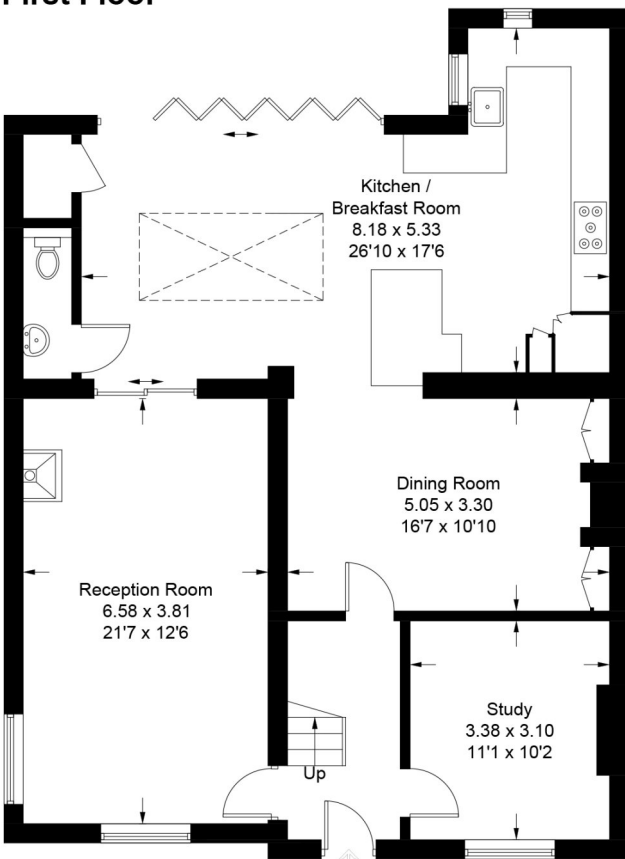


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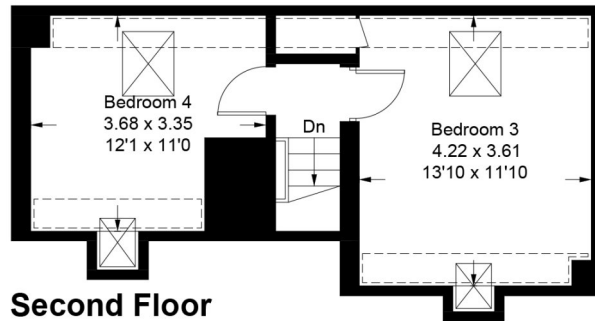
Approximate Gross Internal Area = 197.2 sq m / 2123 sq ft
 Outbuilding = 18.7 sq m / 201 sq ft
 Total = 215.9 sq m / 2324 sq ft



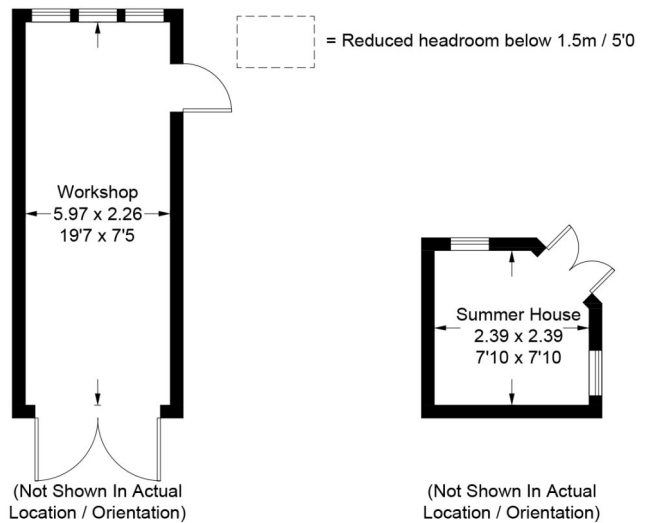
First Floor



Ground Floor



Second Floor



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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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