



North Stroud Lane, Petersfield, Hampshire, GU32

Guide Price: £700,000 *Freehold*

4  3  1 

An attractive and versatile semi-detached family home, believed to date from around 1890, offering spacious accommodation over three floors, driveway parking, plenty of space for entertaining and family life in gardens of in excess of 0.5 acre.

KEY FEATURES

- Attractive and versatile family home
- Four bedrooms and three reception rooms
- 25ft open-plan kitchen/breakfast/dining room
- Situated down a quiet no-through lane
- Sought-after village location with excellent local connections and commutability
- Generous garden and parking for three cars



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DESCRIPTION

This attractive semi-detached family home, with rendered elevations beneath a tiled roof, is believed to date from around 1890 and offers versatile accommodation arranged over three floors.

The property has been thoughtfully extended to both the side and rear, creating a generous and adaptable home ideally suited to modern family life. The well thought out accommodation is illustrated in the floorplan, with particular emphasis on the impressive 25ft open-plan kitchen, breakfast and dining room. This superb space provides the heart of the home and is complemented by a separate utility/ cloakroom. From the kitchen, double doors open directly onto the patio and generous rear garden, creating an excellent connection between the house and garden. The ground floor further comprises of a spacious sitting room featuring a woodburner, a useful playroom and another room which the current owners are using as a good-sized double bedroom, offering considerable flexibility for families, guests or those working from home. Stairs rise to the first-floor landing, where there are two well-proportioned double bedrooms, both benefiting from built-in storage, together with a family bathroom. The landing continues to a further staircase rising to the second floor, where there is an additional bedroom accompanied by useful eaves storage.

Outside, a driveway to the front provides parking for up to three cars, with convenient side access leading through to the wonderful rear garden. The generous garden offers an excellent setting for entertaining and relaxing during the warmer months, while providing plenty of space for children to play. Two substantial sheds also provide valuable additional storage, and beyond which is an area of woodland. In all, the property lies in a plot of approximately 0.508 of an acre. To summarise, this is a beautifully presented and versatile family home, combining period character with generous and flexible living accommodation, together with an exceptional garden and off-street parking.

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 left-hand side.

ACCOMMODATION

Entrance hall, sitting room, kitchen/breakfast/dining, utility room with w/c, playroom, bedroom four, three further double bedrooms, family bathroom, large rear garden and driveway parking.

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MATERIAL INFORMATION

Method of sale: Private treaty

Tenure: Freehold

Construction: Painted rendered elevations under a tiled roof.

Services: Oil-fired central heating. Mains electricity, water and drainage.

EPC Rating: "D" (58)

Council Tax: East Hampshire District. Band "D"

Service Charge: N/A

Ground Rent: N/A Rights & Easements: None known.

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 driveway parking to the front of the house.

Viewings: Strictly by appointment with Winkworth, Petersfield.

What3Words: ///redeemed.safety.suggested

Ref: AB/260117/1

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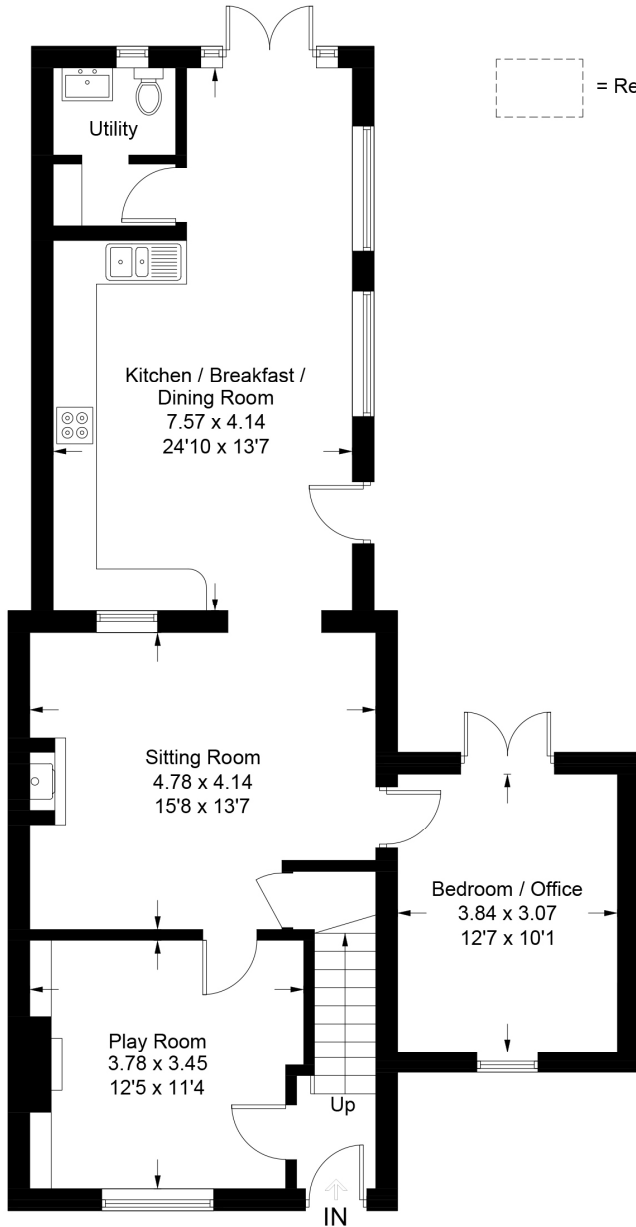
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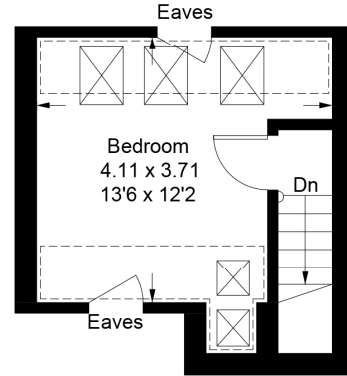
North Stroud Lane, GU32

Approximate Gross Internal Area = 142.9 sq m / 1538 sq ft

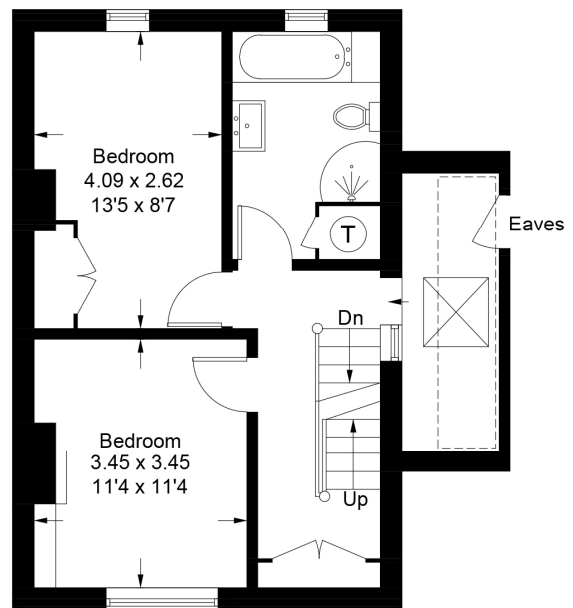


Ground Floor

 = Reduced headroom below 1.5m / 5'0



Second 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 2026.

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