



North Stroud Lane, Petersfield, Hampshire, GU32

Guide Price: £390,000 *Freehold*



A pretty characterful cottage with a rear garden and driveway parking, set in the popular village of Stroud.

#### KEY FEATURES

- A pretty mid-terrace cottage
- Sought-after village location
- Sympathetically improved by current owners
- Characterful features
- Rear garden with countryside views
- Driveway parking



**Petersfield**

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#### DESCRIPTION

The property is a pretty, mid-terrace cottage with painted rendered elevations under a tiled roof and accommodation over two floors. It has been sympathetically modernised by the current owners, whilst still retaining its charm and array of characterful features. Notable improvements include a new kitchen and shower room, the installation of an electric boiler and radiators, re-carpeting and upgraded spot lighting throughout, repointing of the patio and extensive garden renovations to the front and rear, including the creation of a driveway to provide parking. The floorplan denotes the layout but of particular note is the wonderful sitting room with exposed wooden flooring, brickwork and a woodburning stove. A doorway leads through to the modern country style kitchen with limestone tiled flooring, wooden worktops and wall-mounted units. Off the kitchen is a large conservatory with doors leading out the garden. Stairs down from the kitchen provide access to a basement which has been tanked and is currently used as a snug but offers versatile space with a variety of possibilities.

From the ground floor, stairs rise to a landing, off which there are two bedrooms and a contemporary shower room. There is also additional built-in storage and a loft space. Externally, the rear garden is in a picturesque setting with views over the fields and horse paddocks to the rear. It is predominantly laid to lawn but features a small patio area, a variety of borders, compost area and a garden shed. To the front, the house is approached by a gravelled driveway which provides parking for one car.

#### LOCATION

The property is situated in the popular village of Stroud where there is a 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), Churche's College, Bedales and Ditcham Park.

#### 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 can be found immediately on the right-hand side.

#### ACCOMMODATION

Sitting room, kitchen, conservatory, basement/snug, two bedrooms, shower room, garden and driveway parking.

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## MATERIAL INFORMATION

**Method of Sale:** Private treaty

**Tenure:** Freehold

**Construction:** Brick with painted rendered elevations under a tiled roof

**Services:** Mains water, electricity, and drainage

**Council Tax:** East Hampshire District Council (Band "C")

**EPC Rating:** "D" (56)

**Service Charge:** N/A

**Ground Rent:** N/A

**Rights & Easements:** This property benefits from a right of way behind a neighbouring property

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

**Mobile Signal:** Likely (Ofcom)

**Broadband Availability:** Superfast available. (Ofcom)

**Parking:** Driveway parking

**Viewings:** Strictly by appointment with Winkworth Petersfield

**WHAT3WORDS:** //extreme.introduce.paying



### Important Notice

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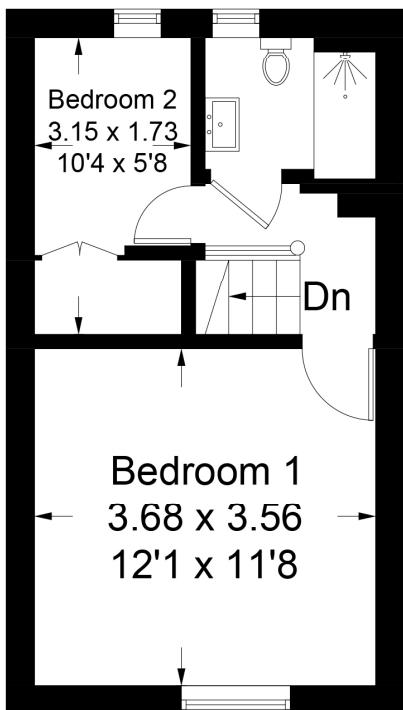
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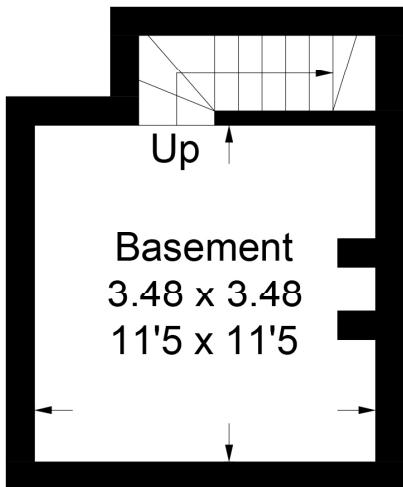
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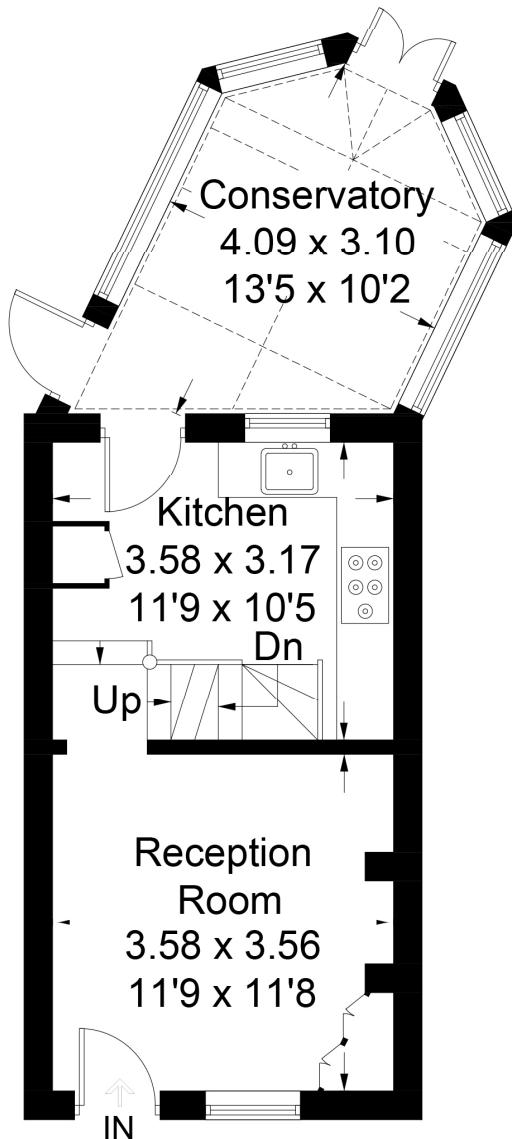
Approximate Gross Internal Area = 77.0 sq m / 829 sq ft



**First Floor**



**Basement /  
Lower Ground Floor**



**Ground 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 2026.

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