



## Winchester Road, Petersfield, Hampshire, GU32

Guide Price: £500,000 Freehold

A charming three-bedroom terrace cottage believed to date from the 19th Century, situated in the popular village of Stroud.

Three bedrooms, family bathroom, living room, sitting room, kitchen/breakfast/dining room, downstairs WC, garden with workshop and summer house.

EPC Rating: TBC.

**Winkworth**

for every step...

[winkworth.co.uk/Petersfield](http://winkworth.co.uk/Petersfield) 01730 267274



## DESCRIPTION

The property is a charming three-bedroom terrace cottage with brick elevations under a tiled roof and accommodation over two floors. Believed to date from the late 19th Century, the cottage retains much of its cosy countryside charm and is situated in the popular village of Stroud which lies at the heart of the South Downs National Park. The property has been extended and updated by the current owners and offers a blend of traditional character and modern contemporary living. The layout can be seen in the floorplan, but of particular note is the tremendous recently fitted open-plan kitchen/breakfast/dining room with bi-folding doors leading out to the garden, making it an ideal entertainment space. To the front of the property there is the family living room and separate sitting room, both of which have their own wood-burning stoves and solid oak flooring, along with a downstairs WC for convenience. Stairs rise to the first floor where the family bathroom can be found along with three good-sized bedrooms each with their own built-in wardrobes. All of the rooms are centred around the landing and the two bedrooms to the front overlook the countryside towards The Hangers which can be seen in the distance. The internal accommodation is complemented by an expansive, well-established enclosed rear garden which is a particular feature of the property.



The garden enjoys a southerly aspect and is predominantly laid to lawn with a paved patio area which is screened by established hedging making it a great place to unwind and soak up the sunlight. Additionally, there is a large shed that is useful for storage/workshop space and towards the end of the garden is a summer house with electricity and internet which would be an ideal home office or studio.

## 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 ever 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 C.

## SERVICES

Mains electricity, water and drainage.

## DIRECTIONS

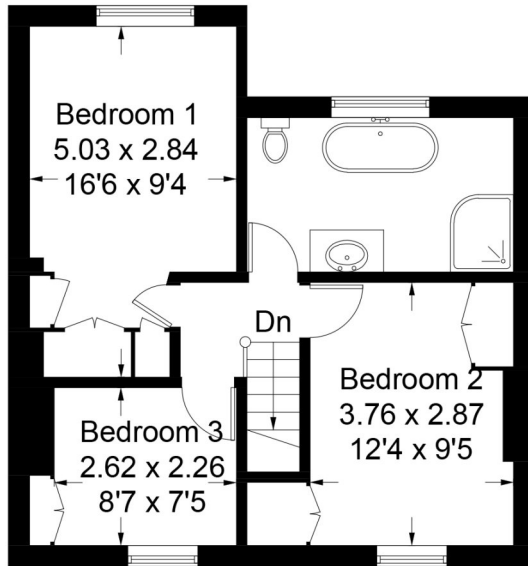
From the centre of Petersfield, proceed along Station Road going over the level-crossing, passing the station on the left. Continue to the bottom of the hill and take the first exit at the roundabout onto Winchester Road. At the next big roundabout, take the third exit (passing under the A3) following signs to Winchester along the A272. After a few hundred metres, you enter Stroud and after passing the bottom of Ridge Common Lane on your right, there are a number of houses on your left. The property can be found opposite the layby to your right which is where you can park.

Ref: HW/240123/1

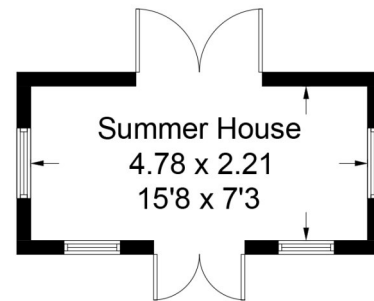


# Winchester Road, GU32

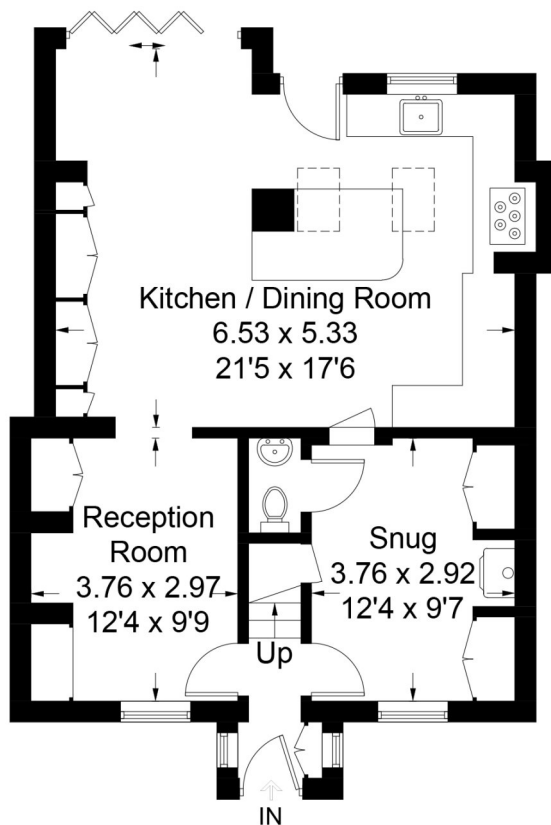
Approximate Gross Internal Area = 108 sq m / 1162 sq ft  
Outbuildings = 28.1 sq m / 302 sq ft  
Total = 136.1 sq m / 1464 sq ft



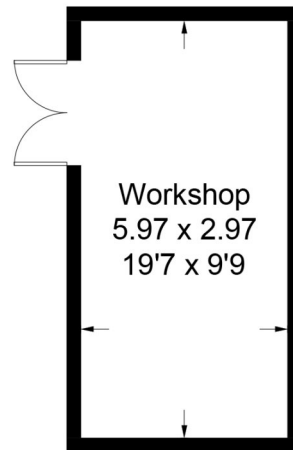
**First Floor**



(Not Shown In Actual Location / Orientation)



**Ground Floor**



(Not Shown In Actual Location / Orientation)

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 2024.

Under the Consumer Protection from Unfair Trading Regulations 2008 (CPR), these Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.