



## North Stroud Lane, Petersfield, Hampshire, GU32

Guide Price: £325,000 Freehold

A pretty cottage with a front garden and large rear garden situated down a no-through lane.

Two bedrooms, bathroom, sitting room, kitchen/dining room and garden.

EPC Rating: "F" (21).

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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. The layout of the house can be seen in the floorplan which is well-proportioned throughout and whilst the house has been loved over the years, it does now require general updating throughout. There are fireplaces in both the sitting room and kitchen/dining room. There is the potential to create a third bedroom in the large attic space which some of the neighbouring properties have done. This would be subject to the necessary planning consents. Outside, the front of the house is approached through a shared pedestrian gate with a path leading towards the front door, to the right of which is a front garden. From the lobby, a rear door leads to a yard and communal path leading to the large cottage garden with lawn, perennial flower beds, a pond and small brick outbuilding (former privy) backing onto fields. There are views of the countryside to the rear.





## 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. There are many popular schools locally including Churcher's College, Bedales, Ditcham Park and The Petersfield School (TPS).

## LOCAL AUTHORITY

East Hampshire District Council, Petersfield. Band C.

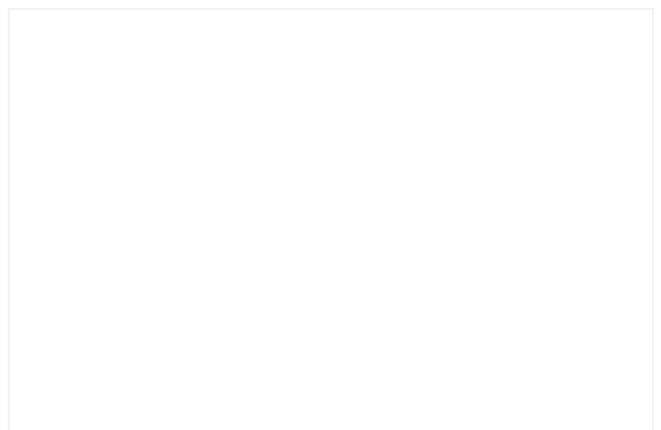
## SERVICES

Mains electricity, water and drainage.

## DIRECTIONS

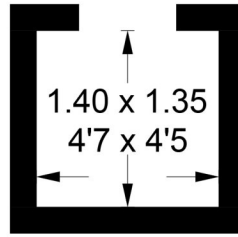
From the centre of Petersfield, proceed over the level crossing and pass a garage called Stringers on your right. At the roundabout, take the first exit along Winchester Road and on reaching the large roundabout with the A3, take the third exit signed to Winchester and the A272. After entering Stroud, 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.

Ref: AB/180050/3.



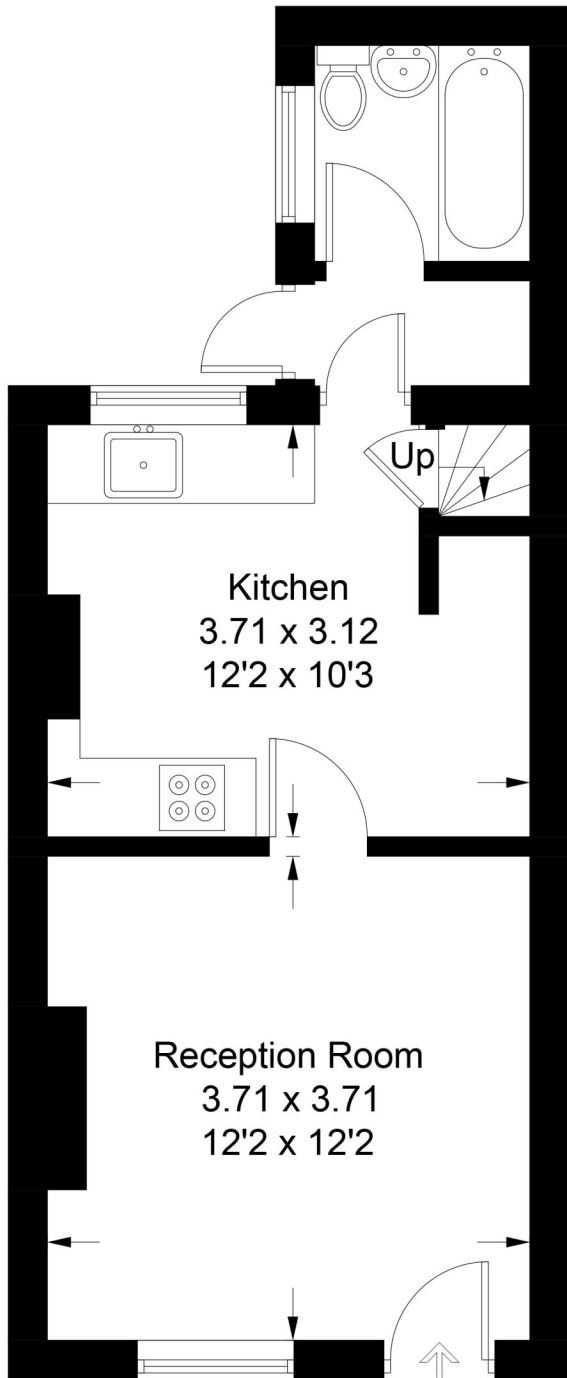
# North Stroud Lane, GU32

Approximate Gross Internal Area = 56.8 sq m / 611 sq ft  
Outbuilding = 1.9 sq m / 20 sq ft  
Total = 58.7 sq m / 631 sq ft



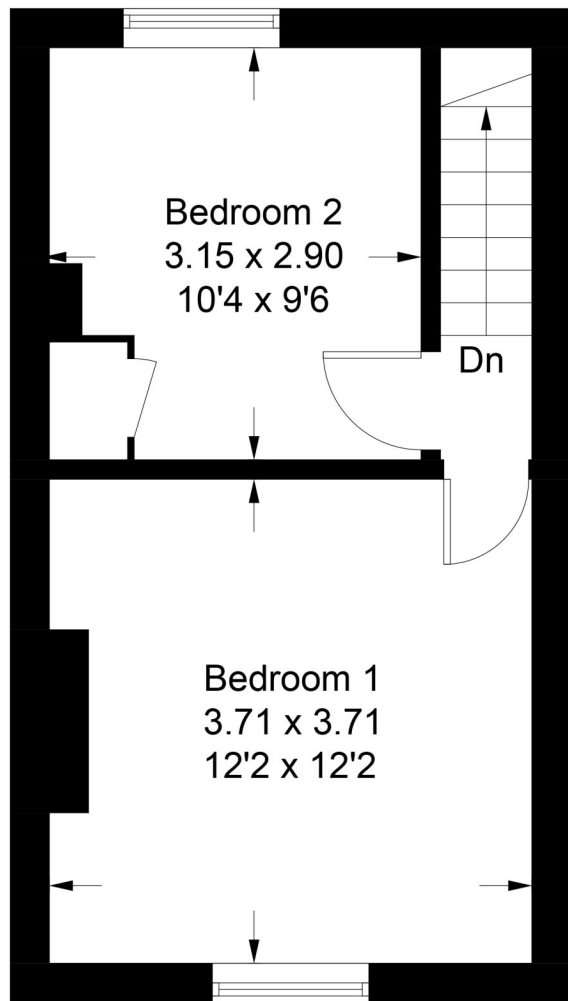
(Not Shown In Actual Location / Orientation)

## Former Privy In Garden



## Ground Floor

IN



## 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 2024.

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