



## Ramsdean Road, Hampshire, GU32

£1,500,000 *Freehold*



In an idyllic spot, a detached house accessed by a long drive in a plot of approximately 2.2 acres of land.

### KEY FEATURES

- Delightful views over the surrounding countryside
- Detached period cottage
- Potential to improve (STPP)
- In all, approximately 2.2 acres
- No onward chain



Petersfield

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#### DESCRIPTION

The property is a pretty, detached period cottage with brick and flint elevations under a slate roof and accommodation over two floors. The layout can be seen in the floorplan and of particular note is the wonderful reception space with plenty of windows ensuring light flows through the accommodation. Outside, the house is approached by a long drive leading to a gravel parking area and a detached garage. The main portion of the garden is on the south side of the house and is largely laid to lawn with a variety of mature shrubs, borders and hedging and on the west side of the house is a small paddock. In all, the property lies in a plot of approximately 2.2 acres. The current owners have been at the house for the past 35 years or so and you can see why they've been settled for such a long time and whilst it has been loved, the house would benefit from some alterations and updating.

#### ACCOMODATION

Main bedroom with dressing room and en suite/ family shower room, separate family bathroom, three further bedrooms (one with an adjoining WC), three reception rooms, kitchen/breakfast room, entrance hall, downstairs cloakroom with WC, utility room, garage, garden and paddock. In all, approximately 2.2 acres.

#### LOCATION

The property is situated 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 The Petersfield School (TPS), Churcher'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 first turning on the left signed to Ramsdean. Proceed down Ramsdean Road, passing Stroudfields on your left and take the first turning on your left immediately after Langrish School. The property is situated at the end of this lane.

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## MATERIAL INFORMATION

**Method of sale:** Private treaty

**Tenure:** Freehold

**Construction:** Brick and tile

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

**Council Tax Band:** "G"

**EPC rating:** "E" (52)

**Service Charge:** N/A

**Ground Rent:** N/A

**Rights & Easements:** The driveway is accessed along a public footpath that then continues along the northern boundary of the property. Please note that the property does not own this access but is the only property that the driveway services.

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

**Mobile signal:** Likely (Ofcom)

**Broadband availability:** Superfast available (Ofcom)

**Parking:** Garage and driveway parking

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

**WHAT3WORDS:** ///fulfilled.control.reclining

Ref: AB/240061/1



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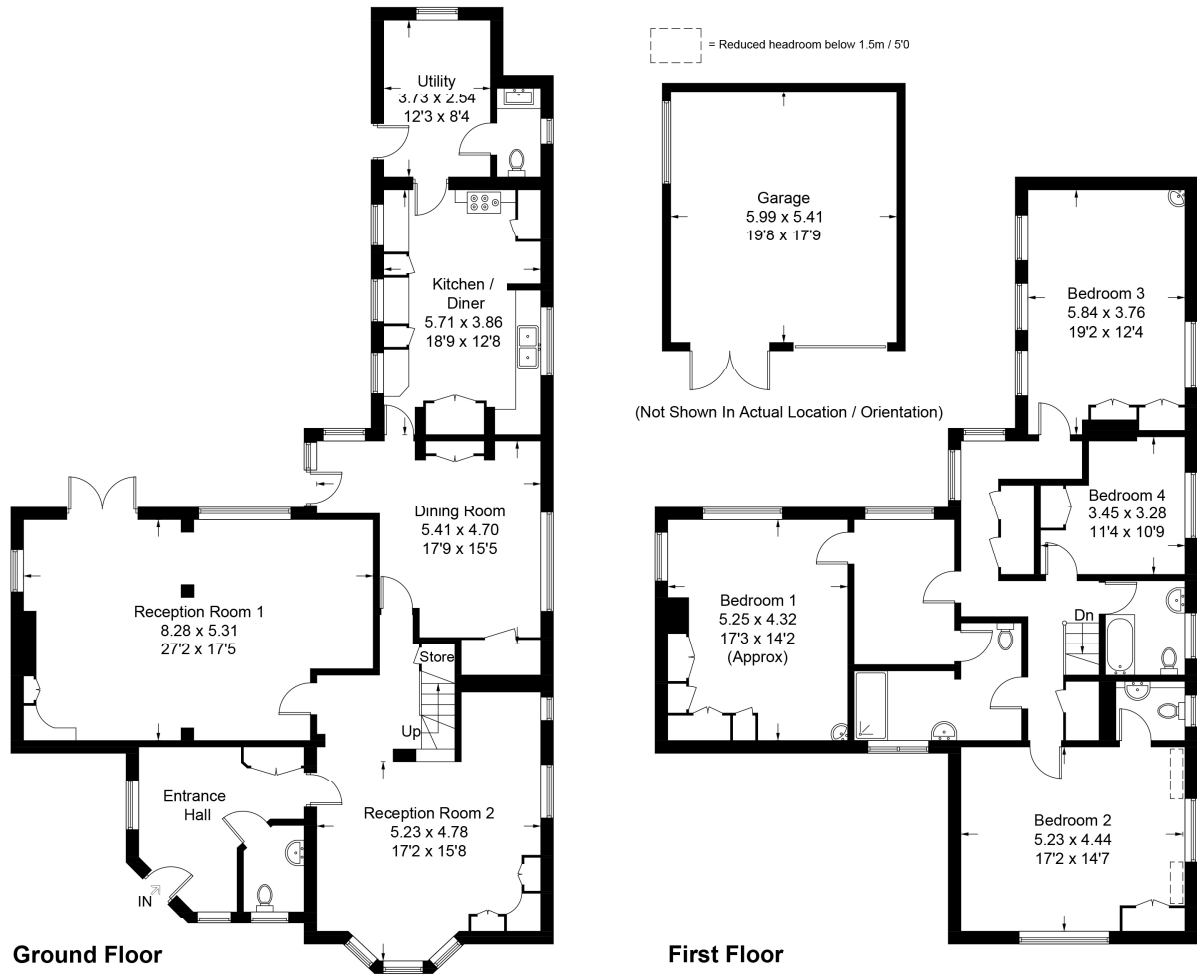
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Approximate Gross Internal Area = 276.0 sq m / 2971 sq ft

Garage = 32.4 sq m / 349 sq ft

Total = 308.4 sq m / 3320 sq ft



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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