



North Stroud Lane, Petersfield

Offers Over £295,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

North Stroud Lane, Petersfield

What a delight to present this pretty characterful little cottage situated in the quaint village of Stroud only a short distance from Petersfield.

The property boasts extended space and has been updated by the current owner, with still more potential to add your own style. Planning has previously been approved on this property for a rear extension.

On entering you are welcomed into a cosy sitting room with log burner, secluded with stable door shutters in the colder months and French doors for the sun to pour in through in warmer times. The courtyard garden is great for you to enjoy dining, coffee or just take in the feel of the village. There is a study area, ample sized kitchen, and a handy downstairs bathroom.

The first floor comprises of a large double bedroom with fitted storage and a refurbished bathroom with great use of space, a further bedroom on the second floor with Velux windows completes the accommodation.

To the rear there is a further courtyard garden.

Viewing is highly recommended and we would encourage you to book your viewing quickly to avoid disappointment.

EPC - E
Council Tax - C



Location

Situated in an area of outstanding natural beauty, Stroud has beautiful views towards Butser Hill and Queen Elizabeth Country Park. It is within 2 miles from the historic local town of Petersfield offering an extensive range of shopping, educational and recreational facilities and regular markets are held on Wednesdays and Saturdays, with a farmers market on the first Sunday of every month. The Petersfield Festival Hall holds a variety of events, from concert recitals to exhibitions and sports facilities are available at The Taro Leisure Centre including an indoor swimming pool and squash courts.

Local authority

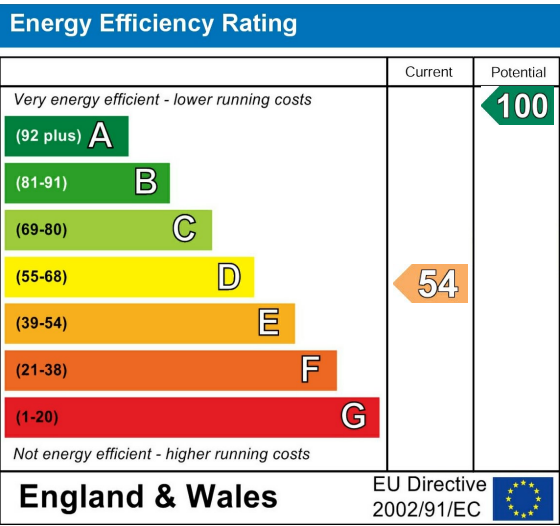
East Hampshire District Council
Penns Place, Petersfield
Hampshire, GU31 4EX
01730 266551

Additional Information

Mains Electricity, mains drainage, not on mains gas.

Tenure

Freehold



North Stroud Lane, Petersfield, GU32

Approximate Area = 686 sq ft / 64 sq m

Limited Use Area(s) = 27 sq ft / 3 sq m

Total = 713 sq ft / 67 sq m

For identification only - Not to scale



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