

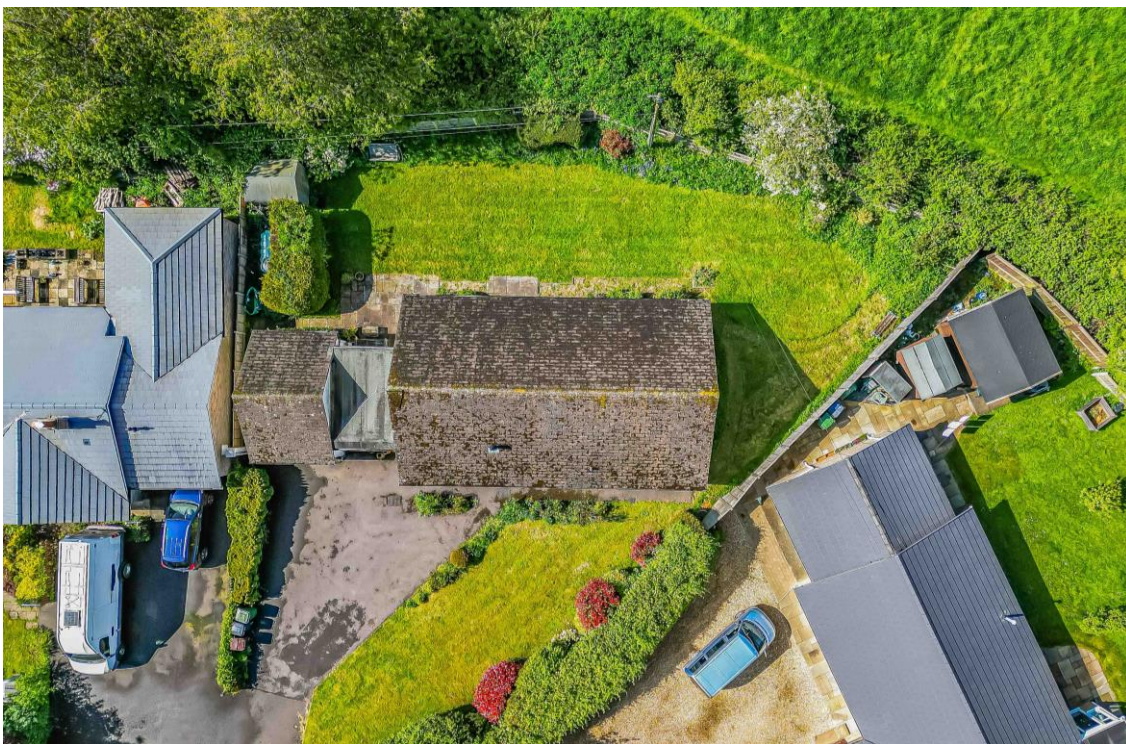




AT A GLANCE

-  Detached Property
-  Three Bedrooms
-  Two Bathrooms
-  West facing Lawned Garden
-  Off Road Parking 4 Cars & Garage





ABOUT THE PROPERTY



Guide Price £650,000 - £675,000

Nestled in a picturesque setting backing onto open countryside, this remarkable detached property exudes charm and tranquillity. Boasting expansive interiors flooded with natural light, the current owner has meticulously enhanced this home, ensuring both style and practicality.

Upon stepping into the welcoming reception hall, the sheer spaciousness of the property immediately captivates. The kitchen, a modern and stylish hub, combines aesthetic appeal with functionality, while a conveniently located utility room offers ample space and plumbing for laundry facilities, alongside a second sink unit.

Transformed from its original purpose, the dining room, now a versatile space, enjoys a dual aspect with views to both the front and rear. Meanwhile, the living room, generously proportioned and adorned with large windows, provides a serene vista of the secluded garden, ensuring privacy and tranquillity.

Accommodation comprises two double bedrooms, each thoughtfully designed with fitted wardrobes for added convenience. The master bedroom boasts a luxurious en-suite, featuring a stunning large walk-in shower as its centrepiece, offering a touch of indulgence. Adjacent to the second bedroom lies the second shower room, completing the bedroom quarters with practicality and comfort.

Outside, the private garden, basking in sunlight from dawn to dusk due to its west and south-facing orientation, creates an enchanting retreat. Fence enclosed with flourishing shrubs provides sanctuary to a myriad of birdlife, enhancing the natural allure of the surroundings. The expansive lawn sweeps around the entirety of the property, interspersed with pathways for leisurely strolls and al fresco enjoyment.

Completing this idyllic picture is the garage, equipped with an electric roller door and overhead storage, seamlessly connected to the main residence. A driveway accommodating up to four cars ensures ample off-road parking, with additional space available if needed, making this residence as practical as it is enchanting.







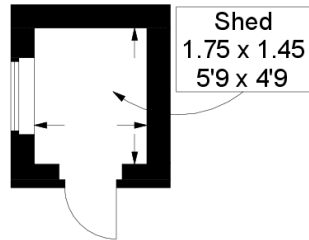


Stroud End, Stroud

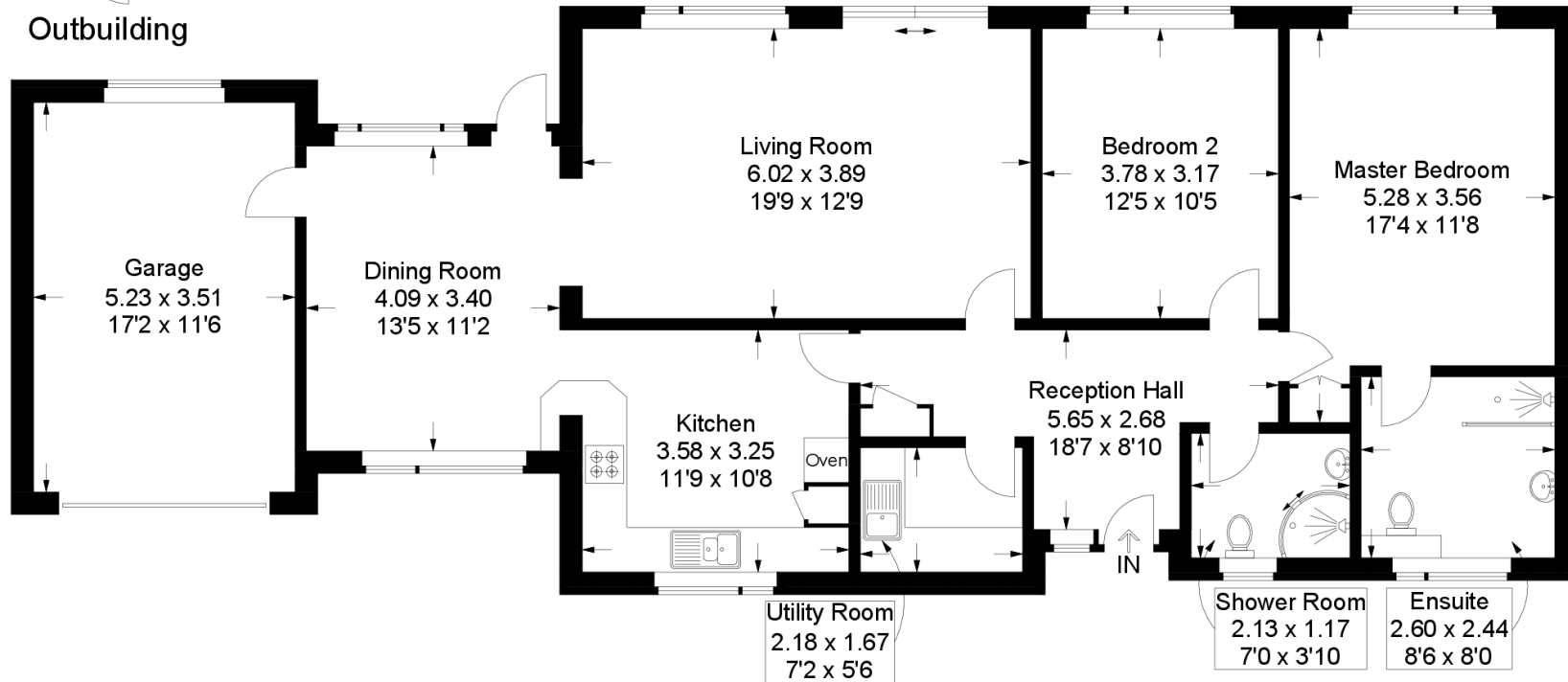
Approximate Gross Internal Area = 126.6 sq m / 1363 sq ft

Outbuilding = 2.7 sq m / 29 sq ft

Total = 129.3 sq m / 1392 sq ft



Outbuilding



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



LOCATION



Stroud, located near Petersfield, is a charming village enveloped in the serene Hampshire countryside. Tucked away from the hustle and bustle, Stroud exudes tranquillity and rural charm, offering residents a peaceful retreat amidst picturesque landscapes.

Despite its small size, Stroud boasts a strong sense of community, with residents coming together to preserve the village's heritage and foster a close-knit atmosphere. Local events and gatherings, such as village fetes and farmers' markets, provide opportunities for neighbours to connect and celebrate their shared traditions.

At the heart of Petersfield lies its bustling town centre, brimming with quaint cafes, independent shops, and bustling markets. The weekly market, dating back to medieval times, still draws crowds with its vibrant stalls selling everything from fresh produce to artisan crafts. Meanwhile, the town's eclectic mix of boutiques and galleries provides ample opportunities for leisurely shopping and exploration.

Nature enthusiasts will find themselves in paradise in Petersfield, surrounded by the breath taking beauty of the South Downs. The rolling hills and verdant countryside provide endless opportunities for outdoor pursuits, from leisurely walks along scenic trails to exhilarating cycling routes. Queen Elizabeth Country Park, just a stone's throw away, offers extensive woodlands, meadows, and picturesque lakes, perfect for family picnics and wildlife spotting.

Food lovers will delight in Petersfield's vibrant culinary scene, which showcases a diverse range of eateries catering to every palate. From quaint tearooms serving delectable homemade treats to award-winning restaurants offering gourmet cuisine, there's something to satisfy every craving.

Petersfield also plays host to a variety of cultural events and festivals throughout the year, celebrating everything from music and arts to local traditions and heritage. Whether it's the Petersfield Festival of Food & Drink or the Petersfield Shakespeare Festival, there's always something exciting happening in this dynamic town.

Visiting London & Portsmouth is a breeze with the Waterloo Train Line and A3/M Motorway.



THE AGENT

Christopher Smeed

Client Director - Sales & Lettings

Chris is an award-winning director of estate agency and brings over 25 years of experience to the NEXA team. Winning Gold Best Customer Service 2021, he has continuously delivered excellent standards of customer service throughout his career and specialises in overcoming even the most challenging of property related cases.

The NEXA team is strengthened by having his passion and desire to succeed whilst retaining integrity and honesty throughout the sale process which is why his customers both old and new return time and time again. Chris and his family are members at Emsworth & Hayling Island Sailing Clubs where he and his family sail. Christopher Smeed, dedicated agent, loving husband and proud father of four.



07770 758589



chris@nexaproperties.com





WHY CHOOSE NEXA?

We are a different type of estate agency. We provide you with a local industry professional to act as your dedicated Client Director who will be your single point of contact. This means you only ever deal with one agent and you receive a seamless and transparent solution.

Our unique business model rewards our Client Directors on a highly competitive results-based structure. This enables us to source the best people for the job and to create a better experience for you, and a more rewarding and motivating experience for our staff.

Your Client Director is personally assigned to you and will provide a personal service from start to finish through the entire journey, available any time of day. This enables us to create a high-performance culture and a customer-centric estate agency.





NEED A MORTGAGE?

We work closely with a small, handpicked selection of professional mortgage brokers who can help you find the right mortgage. There are some great deals out there and a good mortgage broker can help you find them whilst also revealing the loopholes and limitations that apply. This will help to ensure that you find the best lender and agreement for your circumstances and plans. Talk to your NEXA Agent and they will arrange your meeting with one of our excellent mortgage brokers.

NEED A SOLICITOR?

Having worked in property for many years, we have been fortunate enough to build relationships with a number of excellent legal firms and solicitors that specialise in property transactions and contracts. We now work closely with these firms to ensure that our clients have access to the best legal support available in the City. Simply talk to your NEXA agent who will help you find the best solicitor for your needs.

NEXA

PROPERTIES



023 9229 5046 | hello@nexaproperties.com | www.nexaproperties.com

15 Hampshire Terrace, Southsea, Portsmouth PO1 2QF

