





Woodlands is a delightful, three bedroom, detached home that has undergone a series of improvements from the current owners. It is positioned nearby to the village green, while also backing onto green fields and open countryside, offering wonderful views from the property.

The accommodation is charming and well-presented throughout. Upon entrance, you are greeted with a dining room with space for a large table and chairs. On the left hand side is a well appointed modern refitted kitchen. There is a double oven, gas hob with extractor hood and lovely granite work surfaces, contrasting the part-tiled walls. The kitchen offers a pretty aspect to the front of the property.

Continue through the property to the hub of the home, a wonderful, spacious sitting room with a dual aspect and a log burner in place. There are French doors offering a delightful aspect over the open countryside. A door leads through to a utility room with space for white goods such as a washer as well as a dryer. There is a downstairs cloakroom, as well as a further door to the rear garden. Staircase to first-floor.



The first-floor has a generous landing hall, and the master bedroom is a fantastic size. There is a walk-in wardrobe in place which was previously used as an en-suite, and could be re-purposed as such. There are two large windows offering a rear aspect with fantastic views over the rear garden and green fields.

Bedroom two is again a superb size with two windows offering a front aspect.

Bedroom three is a generous size and again offers a front aspect - it is purposed as a study by the current owners.

The family bathroom has been beautifully re-decorated by the current owners, it is vibrant, with a bath and separate walk in shower, part tiled walls and vinyl flooring.

Outside there is plenty of space on offer. Approaching the property there is a driveway with off-road parking for two cars. There is a pleasant area for shrubbery with a small pond in situ. The rear of the property is mostly paved with a variety of flowers and shrubbery on display. There is plenty of space for outdoor furniture and the property falls within the International Dark Sky Zone, which is pleasing on the eye in the later hours! The current owners have also installed solar panels with corresponding savings on energy bills.

Viewing comes highly recommended!

The property is situated in the centre of Stedham, a charming rural village with a friendly community of all ages. The village has a well regarded Primary School and The Hamilton Arms Pub, both within walking distance. The town of Midhurst is about 2 miles west and offers an excellent range of shops for everyday needs. Stedham is renowned for its recreational facilities and is a super starting point for cycling, horse riding and hiking with miles and miles of footpaths and bridleways to explore. Close to Midhurst is the Cowdray Park Estate with its polo grounds and golf course. Petersfield is about 8 miles to the west, with regular buses, and Chichester is about 12 miles to the south - both with a wider selection of shops and facilities. Goodwood, about 8 miles to the south, has horseracing, golf and motor



racing. Haslemere, with a wide range of services and a mainline station to London Waterloo, is about 10 miles to the north.

Gas Central Heating

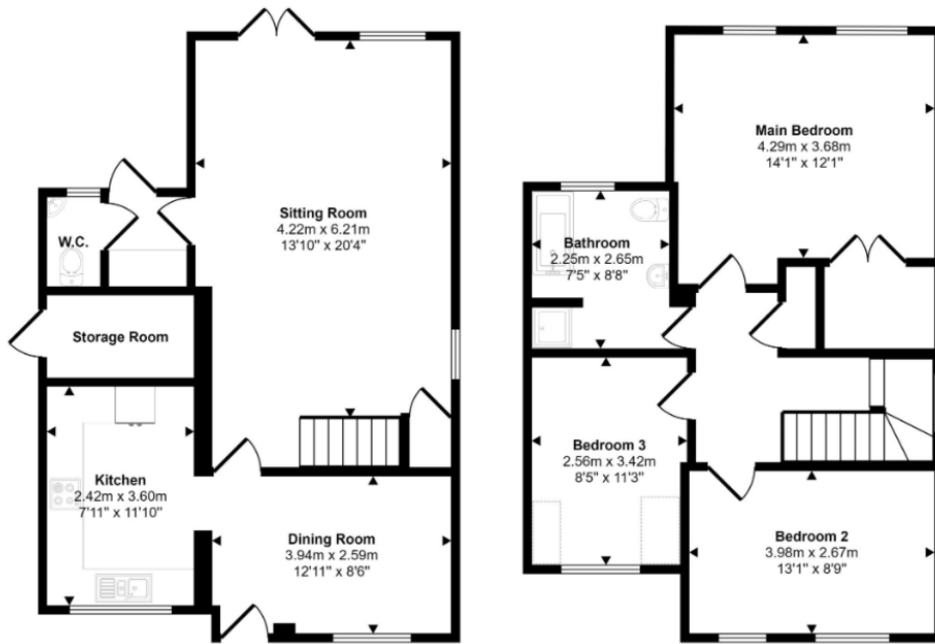
Double Glazed Throughout

EPC - C

Council Tax Band F - £3232 Per Annum



Approx Gross Internal Area
113 sq m / 1221 sq ft



Ground Floor
Approx 57 sq m / 614 sq ft

First Floor
Approx 56 sq m / 607 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

