





This exquisite family home is situated on a spacious plot within the quiet hamlet of Stroud and offers deceptively spacious accommodation of circa 2600 square foot, over just two floors.

The current owners have lavished a great deal of time, effort and money into making this one of the most exceptional properties we have seen this year. The property has been sympathetically extended, with the clever use of weatherboarding to the new extension, tying in the old and the new, but it is the interior where they have truly used their imagination to create a stunning, contemporary space, which maximises the natural light into all sides of their home. To keep up with the recent changes in climate, they have also added air conditioning to the ground and first floors.

Of particular note are the architect designed 33' rear extension and the equally impressive 30' principal bedroom suite.

This double fronted property is set back from the roadside by a deep front garden, which is gated, and has a well tended lawn and large shingled area providing off street parking for several cars. To the left is a further driveway with additional parking. A pathway and covered porch-way leads to the property.

Internally the house offers well balanced, spacious accommodation, with the ground floor providing flexible living and entertaining space which can be adapted for a growing family.

To the left of the entrance hall are two reception rooms,



which imaginatively interconnect via a central feature brick fireplace with log burner. The front is used as a sitting room and has a box bay window and views over the front garden. The adjacent room is used as a family room and connects, via double French windows to the rear living and entertaining space.

To the right of the entrance hall can be found one of the four bedrooms, which also has a large box bay window overlooking the garden and access to an ensuite shower room. Central to this floor is a very good sized utility room, with workstation and sink.

Extending the entire width of the house is undoubtedly the true heart of this home, which is the combined kitchen / living / dining room. This provides a combined 33' x 19' and is divided into three distinct areas with an impressive porcelain tiled floor, which provides the continuity. The sitting area is set beneath a high vaulted ceiling with exposed wooden cross timbers. This has eight skylights (some of which are electrically operated), several windows and patio doors to the garden beyond. The dining area is located in the middle and then a granite topped island unit divided this from the kitchen. The bespoke kitchen has a selection of painted country style units with contrasting black granite worktops. There is a feature chimney breast, with tiled insert, which houses the Alpha cooking range. The kitchen comes complete with the usual appliances. Finally, there is a boot room at the back of the house, with a covered porch-way and access to a cloakroom with WC.

To the first floor are the remaining three bedrooms and three bathrooms. The double aspect guest bedroom has an ensuite and ample fitted storage. The 3rd bedroom has an



attractive mansard ceiling with skylight, storage and use of the adjacent family bathroom, which has a bath and separate shower. The principal bedroom is 30' in length and has a striking glazed gable end with part vaulted ceiling and a luxurious ensuite bathroom.

To the rear of the property is a very secluded landscaped garden which is enclosed within a high Laurel hedge. A stone patio extends to all sides of the property, with the majority of the garden laid to lawn, with established borders. A wooden pergola provides an ideal area for al-



Approximate Gross Internal Area 2394 sq ft - 223 sq m

Ground Floor Area 1491 sq ft – 139 sq m

First Floor Area 903 sq ft – 84 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	46 E	
21-38	F		

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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 are 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



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