







Occupying a quiet cul-de-sac position in the highly regarded village of Stroud, Petersfield, this beautifully extended and re-modelled four bedroom detached home offers generous and flexible accommodation, perfectly suited to modern family living. The property enjoys a wonderfully tranquil setting, surrounded by open countryside and nature walks, while remaining conveniently close to village and town amenities.

The current owners have significantly improved the home, including the addition of a welcoming entrance hallway and a substantial master bedroom suite complete with a dressing area and large en-suite bathroom. Further enhancements include the installation of an air source heat pump, providing an energy-efficient and future-focused heating solution.

The accommodation now comprises four well-proportioned bedrooms, with the principal bedroom enjoying its own en-suite and dressing area, while the remaining three bedrooms are served by a contemporary family shower room.



On the ground floor, the layout is both practical and spacious, featuring a further shower room, a dedicated home office, a separate utility room, and a superb 26.5' triple-aspect sitting room flooded with natural light and opening onto the rear garden via French doors. The kitchen/dining/family area, also with French doors to the garden, provides an ideal space for everyday living and entertaining.

Externally, the property benefits from driveway parking for several vehicles along with an integral garage. The rear

garden offers a private and peaceful outdoor space, perfect for enjoying the surrounding natural environment.

Stroud is a charming and sought-after village, celebrated for its beautiful countryside, excellent walking routes, and strong community feel. The highly regarded Seven Stars Country Pub and Restaurant, with its delightful pub garden, is within comfortable walking distance. There is an excellent range of schools within the area. Langrish school falls within walking distance and further options include Bedales, Churchers College and Ditcham Park and in the state sector, The Petersfield School and Bohunt. Further shops, cafés, a mainline railway station and leisure facilities can be found in Petersfield, just a short drive away.

Council Tax Band: E

Local Authority: East Hampshire District Council

Double glazed throughout

Air source heat pump

An exceptional opportunity to acquire a thoughtfully improved family home in one of East Hampshire's most desirable village locations.

Viewings through the vendors' sole agents, Jacobs & Hunt, Petersfield.

Please contact us to arrange your viewing appointment.



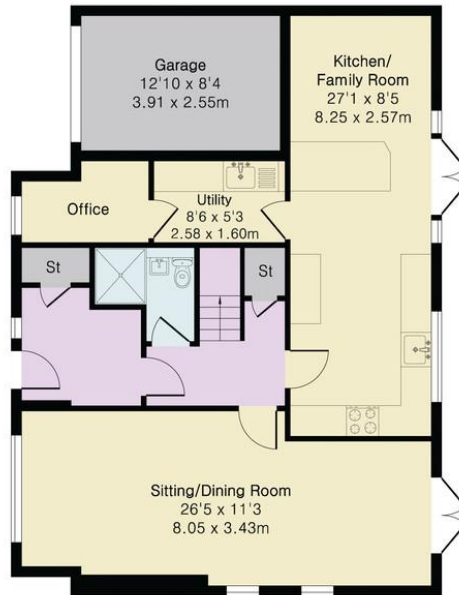


**Approximate Gross Internal Area 1623 sq ft - 151 sq m  
(Excluding Garage)**

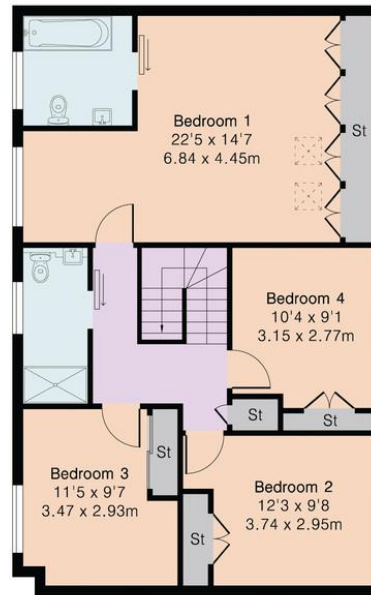
Ground Floor Area 798 sq ft – 74 sq m

First Floor Area 825 sq ft – 77 sq m

Garage Area 111 sq ft – 10 sq m



Ground Floor



First Floor



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 69 C    | 76 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 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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