



Finchmead Lane, Petersfield

**Price Guide £850,000**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS

## Finchmead Lane, Petersfield

Situated on the sought-after private lane of Finchmead Lane in the desirable village of Stroud, this deceptively spacious four bedroom detached Victorian home beautifully combines character features with contemporary family living.

The current owners have thoughtfully extended the property to create an impressive open-plan living, dining and kitchen space forming the true heart of the home. Flooded with natural light and featuring bi-folding doors opening directly onto the generous rear garden, this superb space is perfectly designed for modern family life and entertaining.

The accommodation is arranged around a welcoming central hallway and includes a charming front-aspect sitting room with open fireplace, alongside a versatile additional reception room ideal as a snug, home office or playroom. Further ground floor benefits include a boot room, utility room and cloakroom. Upstairs, the property offers four well-proportioned bedrooms, including a principal bedroom with en-suite facilities, plus a family bathroom accessed from a spacious first-floor landing.

Outside, the rear garden enjoys an excellent degree of privacy and backs onto a small wooded coppice, creating a peaceful and secluded setting. To the front, there is off-road parking and a pathway leading to the entrance.



## Stroud, Hampshire

Finchmead Lane is located within the picturesque village of Stroud, approximately two miles west of Petersfield. The village enjoys excellent access to the A3, providing convenient routes to London, Guildford and Portsmouth, while the nearby A272 connects to Winchester. The area is renowned for its beautiful surrounding countryside within the South Downs National Park, offering extensive walking, riding and outdoor pursuits. Stroud is also home to the highly regarded Langrish School and the popular Seven Stars public house. Nearby Petersfield provides an excellent range of shopping, leisure and sporting facilities, a mainline railway station offering direct services to London Waterloo.

### Local authority

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

### Tenure

Freehold

### Additional Information

All main services

EPC - D

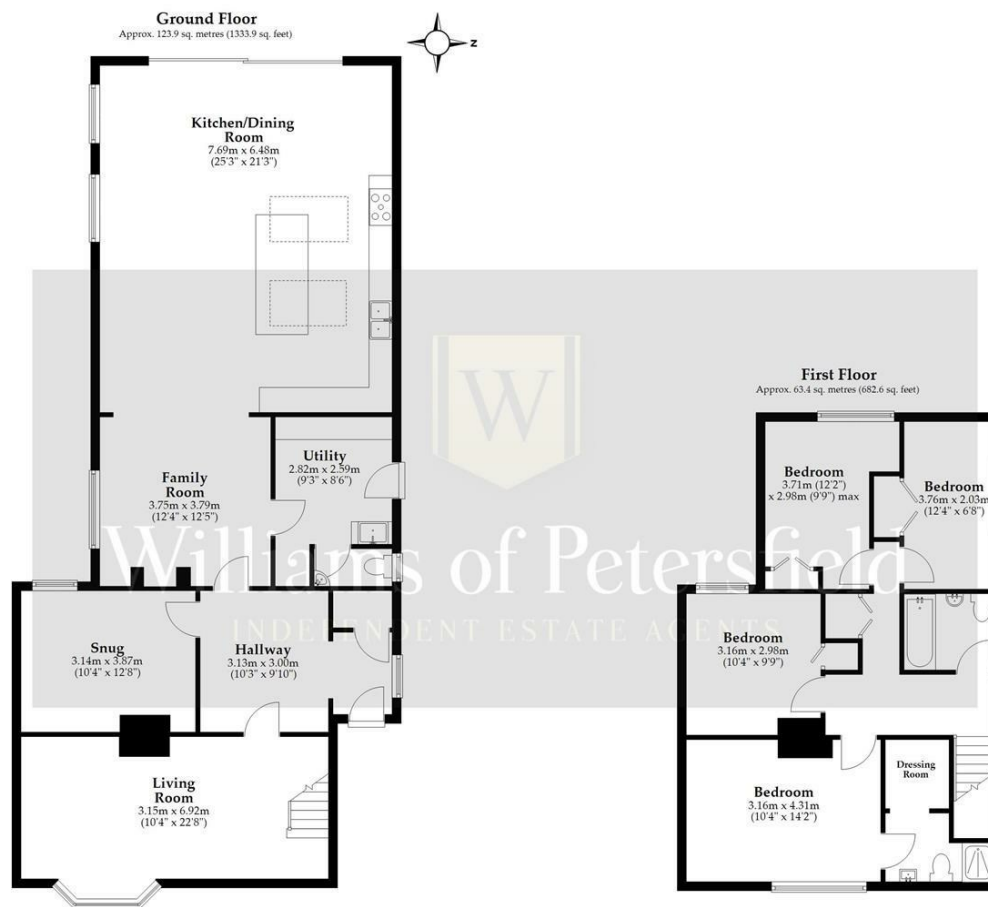
Tax Band - E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive	



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Total area: approx. 187.3 sq. metres (2016.5 sq. feet)

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