



Winchester Road, Stroud

**Offers Over £425,000**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS

# Winchester Road, Petersfield

Williams of Petersfield are delighted to present this charming three-bedroom, double-fronted Victorian cottage, lovingly owned by the current vendors for the past 25 years. Offering three bedrooms, two reception rooms, a lean-to, and a beautifully landscaped garden, the property is situated in the highly sought-after village of Stroud, Hampshire, surrounded by picturesque countryside walks, excellent local schools, and stunning rural views.

Upon entering the property, you are welcomed into the spacious open-plan kitchen and dining room on your left. Beautifully appointed with stylish navy wall and base units, generous worktop space, and a thoughtful layout, the kitchen flows effortlessly into the dining area, creating an ideal setting for both everyday family life and entertaining.

To the right of the entrance is the inviting living room, centred around an attractive open, working fireplace and offering ample space for comfortable seating, creating a warm and cosy atmosphere.

The ground floor is further enhanced by a practical utility/boot room, a bright and versatile lean-to, and the family bathroom, which is fitted with a bath and shower over.

The first floor comprises three well-proportioned double bedrooms, including two generous principal bedrooms with built-in storage. Each room is filled with natural light, providing bright and comfortable accommodation throughout.

The beautifully landscaped, south-facing rear garden is undoubtedly the standout feature of the property. Arranged across two distinct areas, it includes a generous lawn, a spacious patio ideal for outdoor dining and entertaining, and a charming gated lower garden featuring an orchard and productive vegetable patch and utility area. A variety of mature fruit trees and bushes, including cooking and eating apples, greengages, and blackcurrants, complete this idyllic outdoor space.



## Stroud, Hampshire

Winchester Road 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

### Tenure

Freehold

### Additional Information

All main services

Tax Band - C

EPC - E



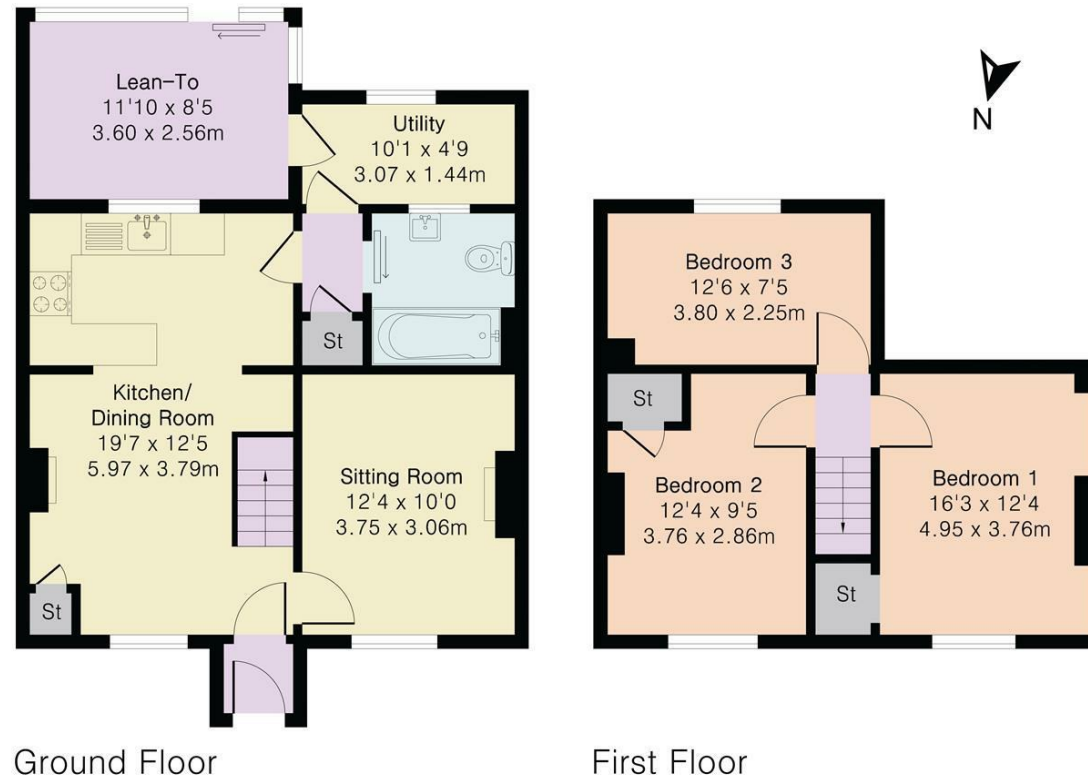
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>78</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>	<b>48</b>		
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

IMPORTANT NOTICE: Williams of Petersfield and its clients give notice that: they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, Building Regulation or other consents and Williams of Petersfield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## Approximate Gross Internal Area 1011 sq ft - 94 sq m

Ground Floor Area 634 sq ft – 59 sq m

First Floor Area 377 sq ft – 35 sq m



### Williams of Petersfield

6 - 8 College Street, Petersfield, Hampshire, GU31 4AD

01730 233333 sales@williamsopetersfield.co.uk www.williamsopetersfield.co.uk

The Property Misdescriptions Act 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based upon information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.