

Winchester Road, Stroud

Offers Over £400,000

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
Tax Band - C
EPC - E



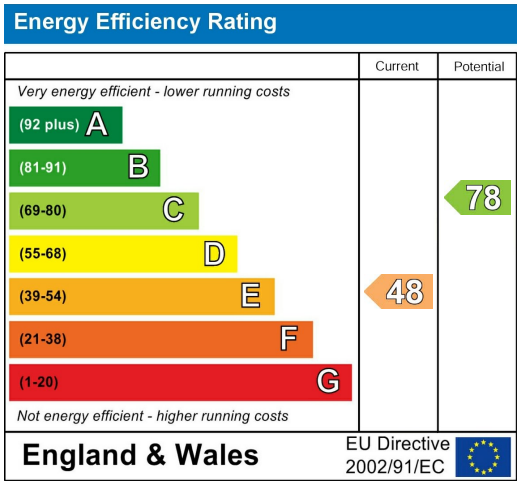










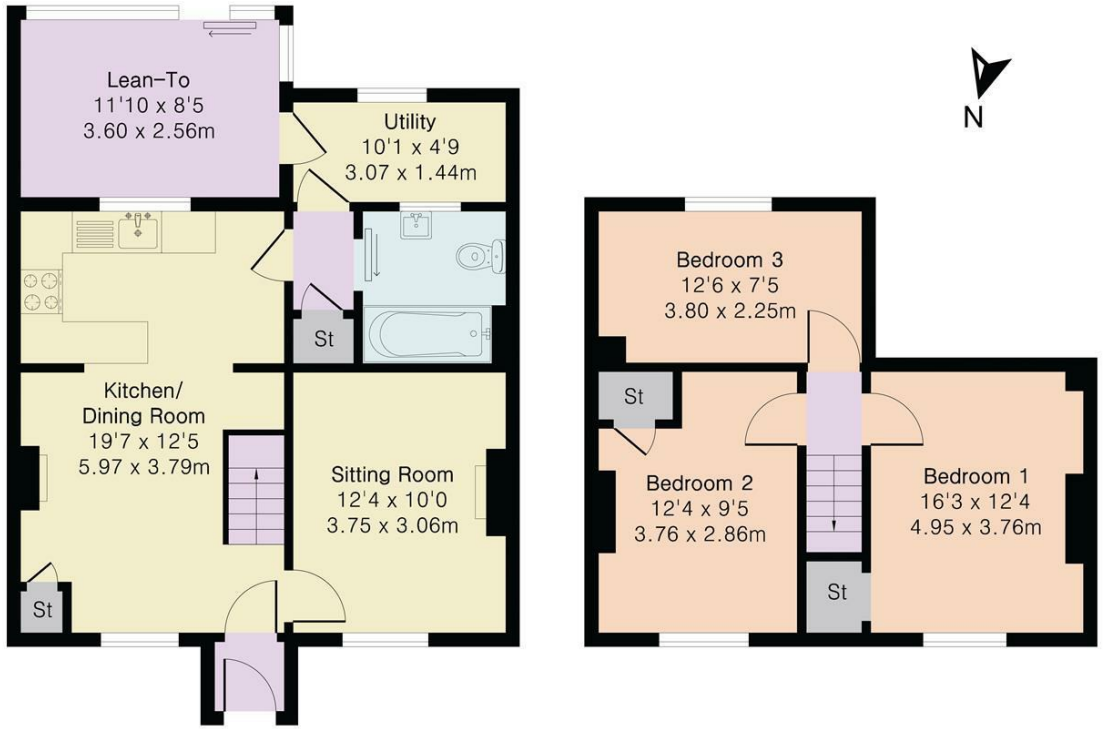


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Approximate Gross Internal Area 1011 sq ft - 94 sq m

Ground Floor Area 634 sq ft – 59 sq m

First Floor Area 377 sq ft – 35 sq m



Ground Floor

First Floor

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