





Stunning and quite wonderful three storey 1966 architect designed home located in Stroud, Petersfield, within easy walking distance of Langrish village hall, Stroud Primary School and The Seven Stars Public House. Petersfield is just a few minutes drive away. The property comes with a self-contained 1 bedroom, ground floor granny annex.

The house is built within substantial private and enclosed gardens approaching 1 acre and offers a large lawned garden to one part and further and extensive gardens to the far side with a large south facing terrace. There is a large, gravel driveway with double car port. The property features a heated indoor swimming pool, with air source pump, which opens onto a lovely, terraced area.

On the ground floor is a hallway, boiler room and WC. Door leading to separate and fully self-contained annex comprising large sitting room with open plan kitchen, double bedroom and bathroom, separate WC and utility room, door to courtyard garden which leads to the main garden. There are stairs that give access to the living accommodation that are on the first and second floor.



The first floor offers accommodation of double height sitting room with open fireplace leading to large dining room to one side. Sliding doors to a full width garden room leading to a raised decking and seating area overlooking the terrace and garden.

Sliding doors lead to a large family room and then steps down to a double height snug room.

Kitchen/breakfast room with pine fronted wall and floor units, double oven, electric hob, space for dishwasher and

fridge/freezer, space for table and chairs. Stair case to mezzanine level that is used as a studio/office which overlooks the sitting room.

The master suite sits to the south of the house with outside door to a raised balcony. Ensuite dressing room and bathroom with bath and separate shower.

The second bedroom is a lovely size with study area, balcony and separate stairs to the ground floor. There is also a shower room alongside.

Bedroom three is also a good size and is served by a three piece bathroom.

Bedroom four is accessed by a small staircase to the second floor.

The indoor swimming pool is adjacent to ground floor hallway and has a pump room, shower facility and multiple sliding patio doors leading to the terrace. The heating for the pool is supplied by an air source heat pump.

The grounds are beautiful with a large lawned area to the top garden and then a large south facing terrace area with various lawned and planted areas with a further lawned area. Plot approaching one acre.

No onward chain.

Council Tax Band E- £2728 per annum. The granny annex has its own tax band of A - £1488 per annum.

Mains drainage, water and electricity. Oil central heating.



Viewing through Jacobs & Hunt, Petersfield.

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Approximate Gross Internal Area = 402.6 sq m / 4333 sq ft

Outbuildings = 11.7 sq m / 126 sq ft

Total = 414.3 sq m / 4459 sq ft

(Including Swimming Pool / Mezzanine /
Excluding Carport / Store / Void)

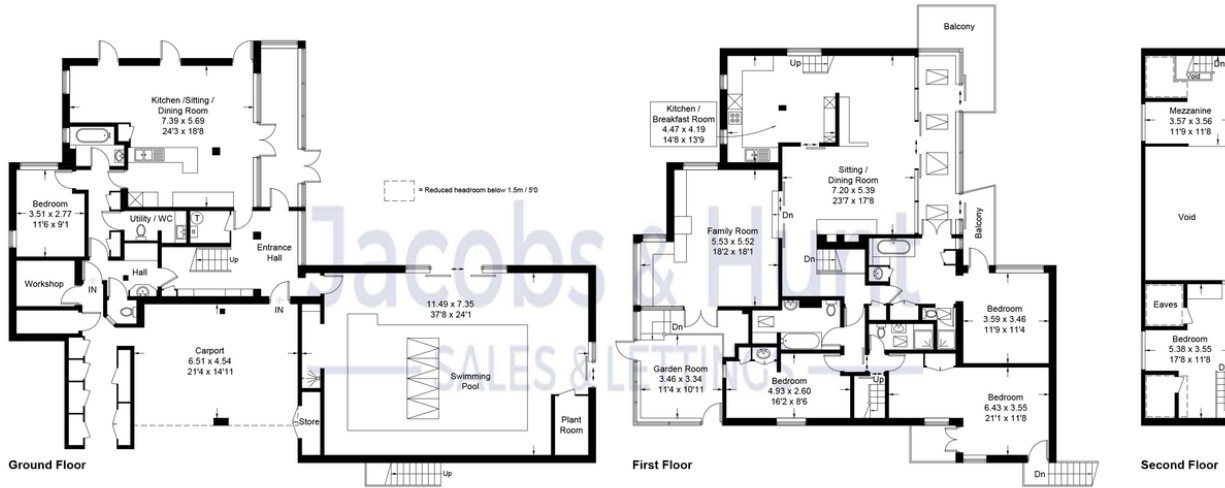


Illustration for identification purposes only,
measurements are approximate, not to scale. (ID898630)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E	46 E	
21-38	F		
1-20	G		

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