





Stunning and quite wonderful 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 granny annex.

The house is built within substantial private and enclosed gardens and offers a large lawned garden to one part and further and extensive gardening 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 which opens onto a lovely, terraced area.

Internally, the house is accessed via a ground floor hallway which houses the hot water tank and oil boiler and a separate cloakroom.

There are stairs and a chair lift 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. 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.

The master suite sits to the south of the house with door to a raised balcony and an 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 double doors leading to the terrace. The heating for the pool is supplied by off peak electricity.

The grounds are beautiful with a large lawned area to the top gardens and then a large south facing terrace area with various lawned and planted areas.

Available mid October - pets considered.

Furnished/Part Furnished/Unfurnished.

Council Tax Band E- £2361 per annum. The granny annex has it's own tax band of A - £1288 per annum.

Viewing through Jacobs & Hunt, Petersfield.



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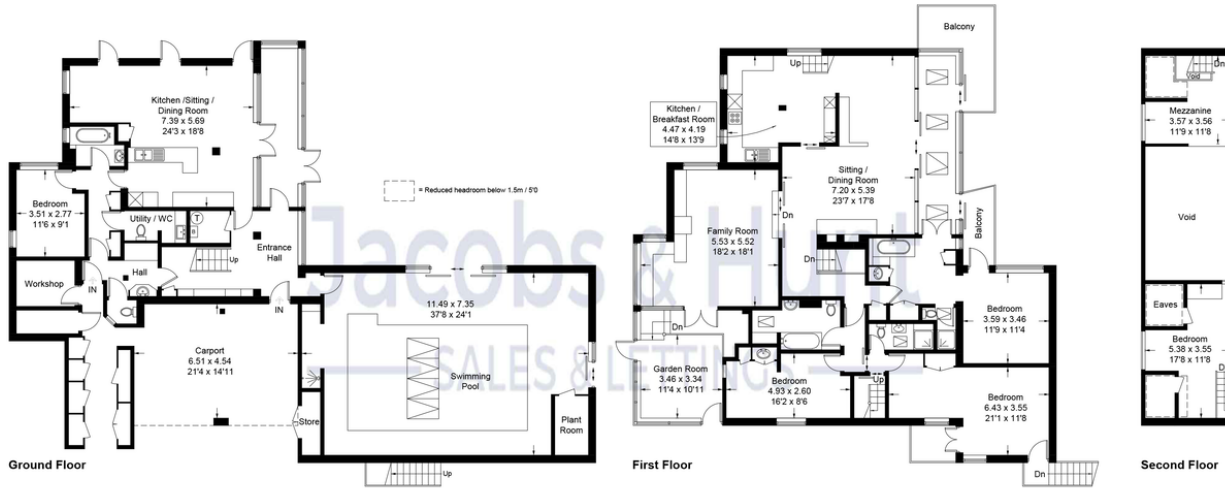
Winchester Road, Petersfield

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)



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

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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 and 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

