





Occupying a quiet cul-de-sac position in the highly regarded village of Stroud, Petersfield, this beautifully extended and re-modelled four bedroom detached home offers generous and flexible accommodation, perfectly suited to modern family living. The property enjoys a wonderfully tranquil setting, surrounded by open countryside and nature walks, while remaining conveniently close to village and town amenities.

Tucked away with open fields on your doorstep, the property sits just a short walk from Langrish Primary School - a school that is very much worth moving for. Ofsted inspectors who visited in May 2025 found the school had improved significantly across all areas, with pupils achieving exceptionally high standards and behaviour described as excellent. The curriculum is ambitious, phonics teaching is strong, and the school has a genuine track record of getting the best out of its children. A full graded inspection is expected next, with an Outstanding rating widely anticipated. For families with young children, the combination of a beautiful rural setting and a top-performing school within easy walking distance across the fields makes this a rare and compelling opportunity.



The current owners have significantly improved the home, including the addition of a welcoming entrance hallway and a substantial master bedroom suite complete with a dressing area and large en-suite bathroom. Further enhancements include the installation of an air source heat pump, providing an energy-efficient and future-focused heating solution.

The accommodation now comprises four well-proportioned bedrooms, with the principal bedroom enjoying its own en-

suite and dressing area, while the remaining three bedrooms are served by a contemporary family shower room.

On the ground floor, the layout is both practical and spacious, featuring a further shower room, a dedicated home office, a separate utility room, and a superb 26.5' triple-aspect sitting room flooded with natural light and opening onto the rear garden via French doors. The kitchen/dining/family area, also with French doors to the garden, provides an ideal space for everyday living and entertaining.

Externally, the property benefits from driveway parking for several vehicles along with an integral garage. The rear garden offers a private and peaceful outdoor space, perfect for enjoying the surrounding natural environment.

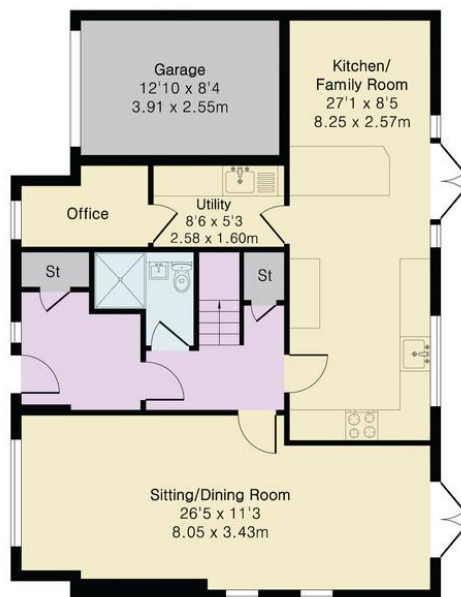


**Approximate Gross Internal Area 1623 sq ft - 151 sq m
(Excluding Garage)**

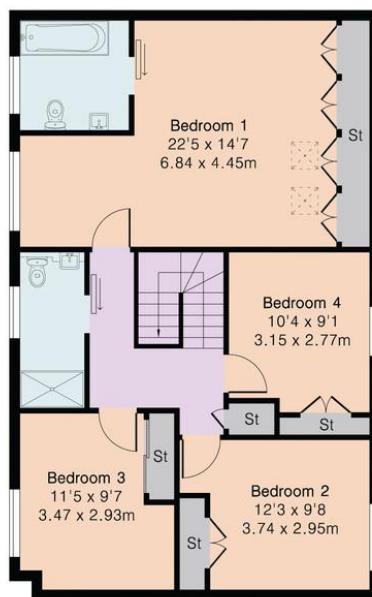
Ground Floor Area 798 sq ft – 74 sq m

First Floor Area 825 sq ft – 77 sq m

Garage Area 111 sq ft – 10 sq m



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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

