



ESTATE AGENTS



Petersfield, Hampshire

Guide Price £550,000



# Petersfield, Hampshire

A modern three-bedroom detached bungalow in the pretty village location of Stroud to the west of Petersfield.

Enter the property into a spacious entrance hall with doors to the various rooms. To the front are double bedrooms, both of which overlook the front of the property and across to scenic views of the surrounding countryside. From here is a large family bathroom, modern in style with part-tiled walls, walk in shower, bath, w/c, hand wash basin and obscured window. The third bedroom is also a generous double in size and benefits from a large window and built in sharps wardrobes for ample storage. Opposite here is the living accommodation which has been lovingly updated and extended by the current owners, the large open plan kitchen/dining/living room has bi-fold doors leading to the enclosed rear garden making it an ideal space for entertaining. The kitchen is modern in style and comprises a range of wall and base units with integrated appliances and a breakfast bar. Off the kitchen is a handy utility room with further cupboards, space for whitegoods and door to the garden.

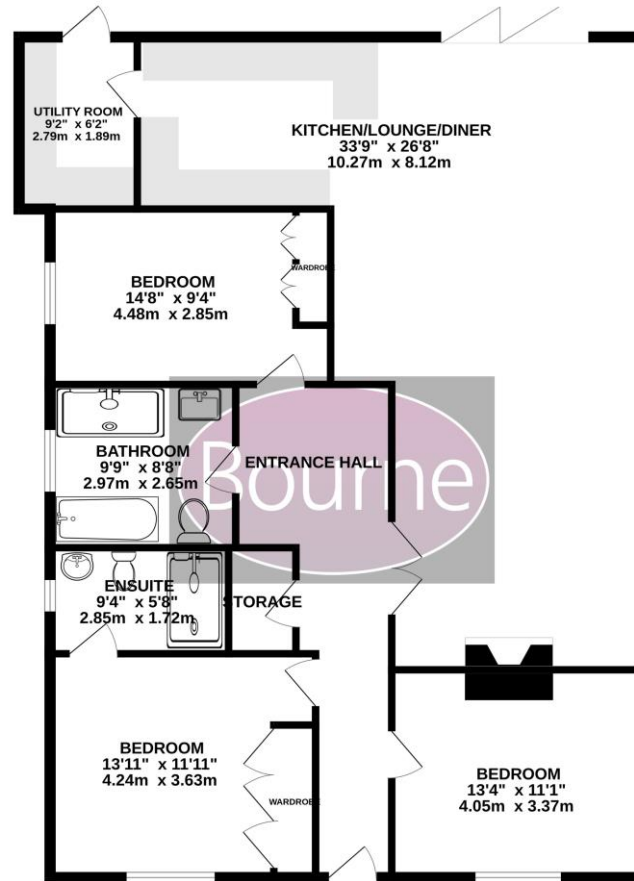
To the rear of the property there is an area of patio immediately off the property with an area of artificial grass beyond, making it very low maintenance. To the front there is a large driveway providing ample off-road parking and a large double garage.

- Detached
- Double Garage
- Three Bedrooms
- En-Suite
- Open Plan Living Accomodation
- Ample Driveway Parking
- Sought After Village
- Enclosed Rear Garden
- Utility Room
- Modernised Throughout



# Floorplan

GROUND FLOOR  
1399 sq.ft. (129.9 sq.m.) approx.

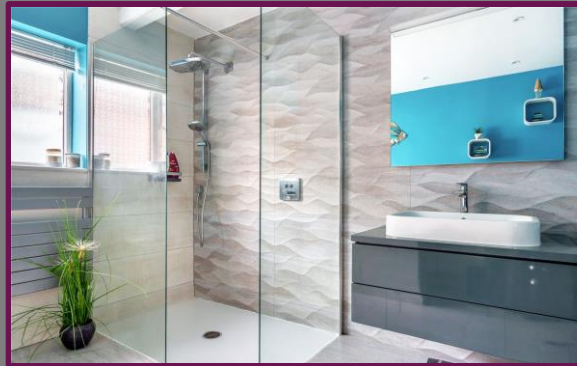


TOTAL FLOOR AREA: 1399 sq.ft. (129.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

# Location

The property is located in the popular village of Stroud and is located near to the much requested Langrish Primary School and the Seven Stars public house. The property is situated within the South Downs Nation Park and has many countryside walks in the area. Petersfield Town Centre and Mainline Train Station is within 5 minutes drive.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	36	54
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

**PETERSFIELD: Swan House, 2 Swan Street, Petersfield, Hampshire, GU32 3AD**

Tel: 01730 262826 | Email: [petersfield@bourneestateagents.com](mailto:petersfield@bourneestateagents.com)

Web: [www.Bourneestateagents.com](http://www.Bourneestateagents.com)