





# Petersfield, Hampshire

A lovely two double bedroom end of terraced house in the heart of the very desirable village of Stroud. Tucked away in the corner of a cul-de-sac within walking distance of Langrish Primary School and the Southdowns are right on the doorstep.

On approach you will notice the very generously proportioned front garden and allocated off street parking. On entry there is a useful porch area that opens into a large bright reception room that has a dining area overlooking the rear garden. The kitchen has been modernised and also has access onto the rear garden.

To the first floor are two double bedrooms with built in wardrobes to bedroom one. The rooms are serviced by a family bathroom. There is an airing cupboard and loft access from the landing.

The gardens are to the front and rear to make the most of the sun all day and are a mixture of patio and laid lawn.

This is a fabulous opportunity to purchase a lovely home in the sought after village of Stroud, a home that would suit first time buyers, investors and those looking to downsize. Viewing highly recommended.

- Two Double Bedroom End of Terraced House
- Laid Lawn Front Garden
- Private and Secluded Rear Gardens
- Off Street Parking
- Over 720Sq Ft Internally
- Modern Kitchen
- Dining Room Open Plan to Reception
- Porch Entrance



# Floorplan

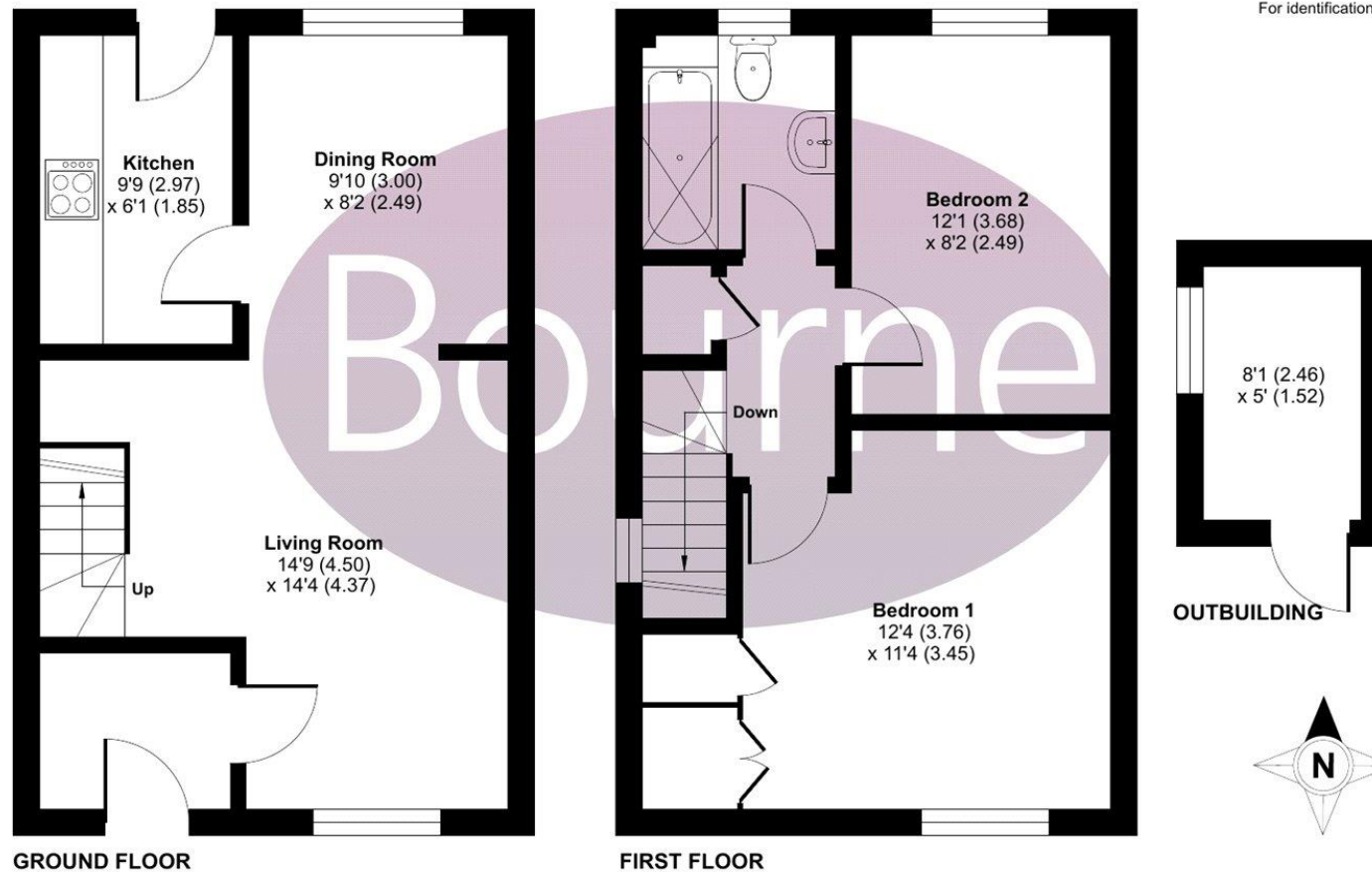
## Willowdale Close, Petersfield, GU32

Approximate Area = 728 sq ft / 67.6 sq m

Outbuilding = 40 sq ft / 3.7 sq m

Total = 768 sq ft / 71.3 sq m

For identification only - Not to scale

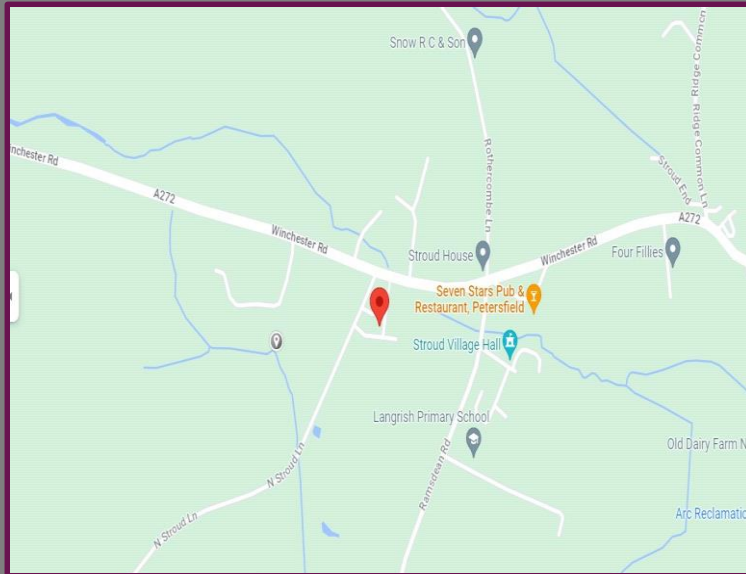


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2023. Produced for Bourne Estate Agents. REF: 1025005



# 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>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(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...

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