



Greenacres

23 WINCHESTER ROAD | PETERSFIELD | HAMPSHIRE | GU32 3PN

Wilson | Hill

3 Bedrooms | Sitting Room | Dining Room | Study | Kitchen | Bathroom | Shower Room | Utility Room | Double Garage | Workshop | Further Stores and Greenhouses
Lovely Gardens of 0.68 Acres (0.277 ha)

Petersfield 1.8 miles, Winchester 17.5 miles, Guildford 27 miles, London 58 miles



| The Property

Greenacres is that rare thing, a well proportioned bungalow in lovely large gardens with views over open countryside, but within easy walking distance of a popular pub and just a few minutes from Petersfield. The flexible accommodation provides up to three bedrooms along with a well proportioned sitting room, a kitchen with dining room next to it, a utility room and

bathroom and shower room. There is a range of useful outbuildings within the grounds including a double garage, a good sized workshop together with various stores and two greenhouses. The gardens are a real feature, this is one that has to be to be viewed to be truly appreciated



Outside

A drive leads to a parking area adjacent to the house and this is also where the garage is located. The gardens are a real feature being 0.68 acres in size. To the front there are large areas of lawn bounded in places by herbaceous borders and towards the bottom there is an attractive area of woodland. To the rear, adjacent to the house there is an area of decking and then further lawns, again bounded by herbaceous and shrub borders and then beyond that a vegetable garden. In this area there is also the workshop building together with various stores and sheds and greenhouses.



Location

The property lies on the edge of Stroud which is a thriving village located a short distance to the west of Petersfield. The village has a popular primary school and pub and for a comprehensive range of shopping, sport and leisure facilities including Waitrose, Petersfield is located a short distance to the east and also has a mainline station with train services to London Waterloo in just over one hour.

The property lies in the heart of the South Downs National Park and the surrounding countryside is criss crossed by footpaths and bridleways providing great scope for both riding and walking. The A3 is a short drive away and provides fast links to the M25 and London together with the south coast. There is an excellent range of schools within the area.



Directions to GU32 3PN

Follow the A3 south from Petersfield and take the exit signed to Winchester. Follow the slip road and take the fourth exit at the roundabout onto the A272 towards Winchester. Continue on the A272 for 0.7 miles into the village of Stroud and go past The Seven Stars pub on your left. You will then see a car dealership on your left and opposite that, turn right into the driveway to the property. Continue straight ahead and the entrance to Greenacres will be seen ahead of you.



Services: Mains water, electricity and drainage, oil fired boiler providing hot water and central heating via radiators.

Local Authority: East Hampshire District Council, www.easthants.gov.uk, 01730 266551

Council Tax: Band F. **EPC:** C75.

Viewing strictly by appointment.

Approximate Area = 160.7 sq m / 1730 sq ft
Workshop = 21.8 sq m / 235 sq ft
Garage = 27.8 sq m / 299 sq ft
Total = 210.3 sq m / 2264 sq ft
Including Limited Use Area (1.8 sq m / 19 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 261130

Agent's note: There are solar panels on the roof of the property and they do feed into the National Grid. Further information on this will be provided by our client's solicitor.

Details and photographs dated September 2020.

Wilson Hill have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Maps and plans shown as a guide only.

