





Kiln Copse is a unique and extended Colt Bungalow that offers a fabulous living space that has been modernised and re-designed by the current owners.

The property is accessed by a shared private drive and has ample off-street parking to the front of the property. The entrance hallway has hard wood flooring and houses a spacious cloakroom and storage room, there is also a corridor to a generous bedroom and shower room, this room also has its own entrance and can be used as a separate annex.

The current owners have moved the kitchen from its original position, and this has created a fabulous extensive entertainment area, with kitchen island. The previous conservatory has been replaced by a lounge area with vaulted ceiling and Velux windows to the pitched roof and double doors onto the wrap around gardens, this room is adjoined to a home office space. To the front of the property is another bright reception room with a log burner with is encompassed in a brick and flint feature wall and there are bi-fold doors onto the terrace and gardens. To the west end of the house are four bedrooms and a modern four-piece family bathroom.



The garden lies mainly to the front of the house and being on the south side is lovely and sunny, there is plenty of area to have either summer house or log cabin, there is a carport storage area to the rear of the house. In all, the property lies in a plot of approximately 1.21 acres. A further benefit is the property is being sold with no onward chain.

Stroud is beautiful village with an excellent local Pub, superb primary school and many beautiful country walks in close proximity. The town of Petersfield is close by and

provides for most everyday needs, whilst Guildford, Chichester and Winchester are within easy reach and have more extensive shopping and leisure facilities. The A3 provides fast access to London, the motorway network, Gatwick, Heathrow and Southampton airports, whilst the mainline station at Petersfield provides a fast service to London Waterloo.

The surrounding area has much to offer with Polo at Cowdray Park, racing at Goodwood and Fontwell, golf at Cowdray Park, Goodwood, Pulborough and Liphook, motor racing at the Goodwood circuit and sailing out of Chichester Harbour and other centres along the South Coast. There are many footpaths and bridleways in the area for walking and riding. There are many good schools in the area including Langrish Primary School, Churchers College and Bedales.

All windows and external doors are fully double glazed.

Air Source Heat Pump, Mains water, drainage, and electricity.

Council Tax Band F £2,930

Viewing through Jacobs & Hunt, Petersfield.

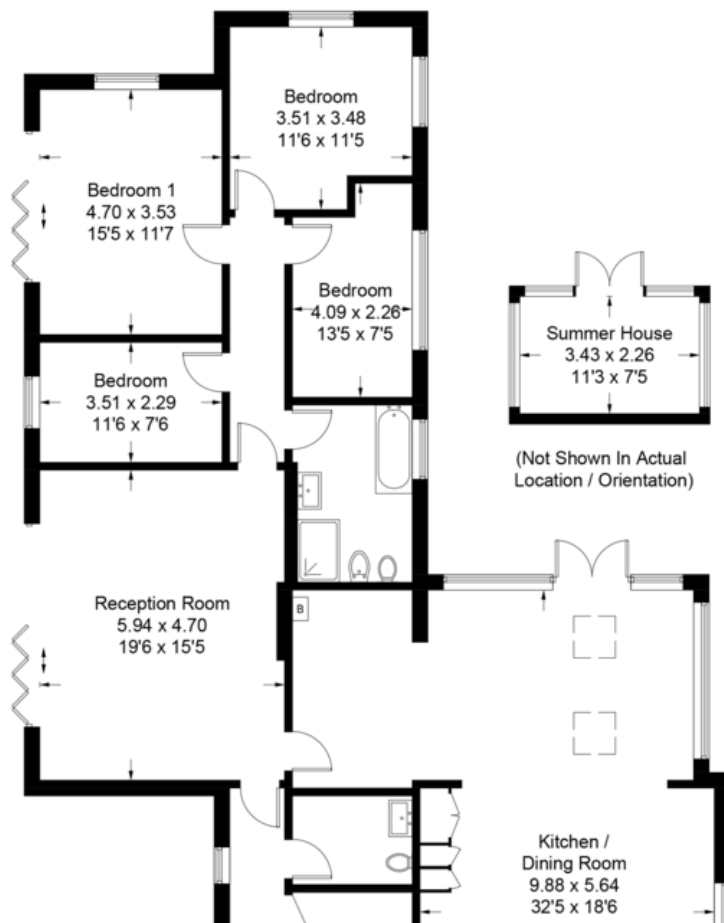


Winchester Road, GU32

Approximate Gross Internal Area = 202.0 sq m / 2174 sq ft

Summer House = 7.8 sq m / 84 sq ft

Total = 209.8 sq m / 2258 sq ft



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C	72 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



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