



## Warren Corner, Froxfield, Petersfield, Hampshire, GU32

Guide Price: £475,000 Freehold

A three-bedroom terraced cottage with bags of charm situated in a delightful semi-rural location.

Three bedrooms, sitting room, dining room, kitchen, bathroom, front and rear gardens, driveway.

EPC Rating: "E" (53).

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## DESCRIPTION

A charming three bedroom terraced period house of brick elevations under a slate tiled roof. The cottage retains many character features including beams, exposed brickwork and a wood burner which offers a stylish focal point. The accommodation is arranged over two floors with three bedrooms (one currently used as a study) on the first floor. Two reception rooms, kitchen and bathroom on the ground floor. Outside there are mature and well stocked gardens to the front and rear and a sunny paved patio by the kitchen which is ideal for relaxing and outside dining. A drive provides off street parking. The location, surrounded by the wonderful Hampshire countryside and with the fields opposite filled with crops, is what really sells the property. An internal inspection is thoroughly recommended.

Agents Note: The photos of views have not been taken directly from the property but give a good representation of the immediate location.



## LOCATION

The property is situated in a rural and quiet location between Froxfield and Priors Dean, nestled in the heart of the South Downs National Park. The surrounding countryside offers splendid views with wide horizons, but also intimate secluded places and provides habitats for an amazing range of wildlife and rare birds. As you may well expect, the area is fantastic for outdoor pursuits. The market town of Petersfield is less than five miles to the south-east. Petersfield offers a variety of amenities in a bustling town centre. Shops include Tesco, Waitrose, Lidl, Aldi and M&S Food. There are numerous boutiques, cafes and further shops. Two excellent pubs, The Trooper Inn and the well known "The Pub with No Name" are both a short distance away. The station provides a service to London Waterloo approximately an hour to the north and Portsmouth about 30 minutes to the south. The tunnel at Hindhead now provides congestion free travel north along the A3 to Guildford and London. The town has many active clubs and societies with golf available at Petersfield, Liphook and Midhurst, horse and motor racing at Goodwood, Polo at Cowdray Park and sailing along the South coast. There are many popular schools in the area including Bedales, Churcher's College, Ditcham Park, The Petersfield School and Bohunt. Froxfield Stores and Post Office is a short 1.5 mile drive away.

## LOCAL AUTHORITY

East Hampshire District Council, Petersfield. Band D.

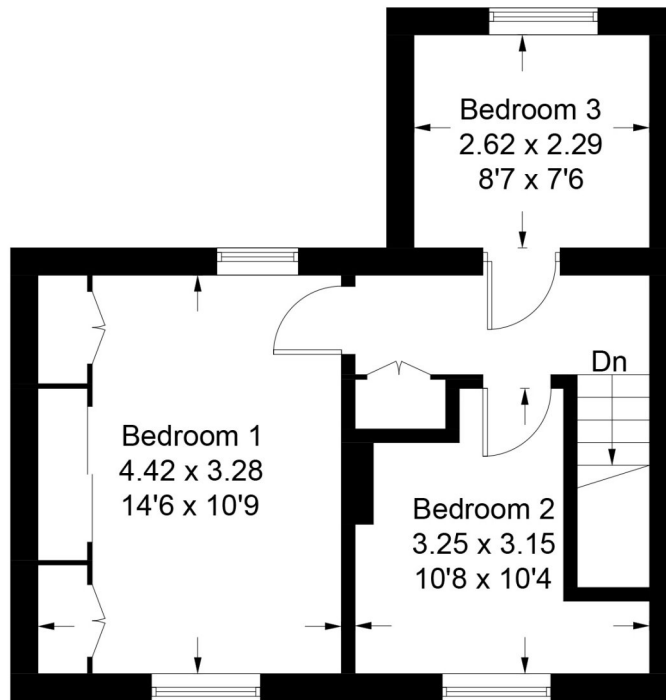
## DIRECTIONS

From our office proceed past the War Memorial to the end of the High Street and turn left into College Street. At the end of College Street bear left into Station Road and continue along here, over the level crossing and at the roundabout take the second exit into Bell Hill. Continue up Bell Hill and Stoner Hill to the top passing The Trooper Public House on your right and then take the next turning on your right. Proceed down the lane and after approximately 1/4 mile the property will be seen on the left opposite a bus stop.

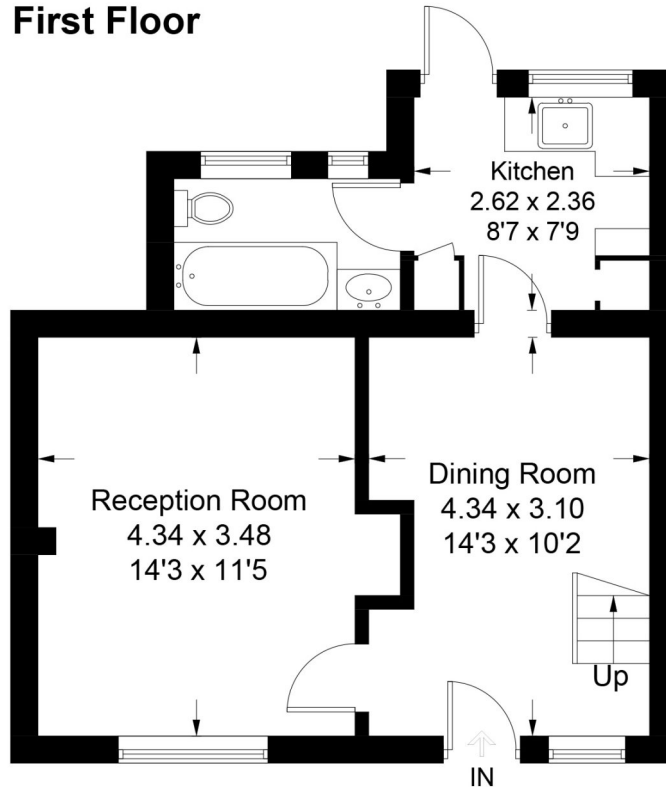


# Warren Corner, GU32

Approximate Gross Internal Area  
78.1 sq m / 841 sq ft



**First Floor**



**Ground Floor**

PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2023.

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