



## Woodlands, Froxfield, Petersfield, Hampshire, GU32

OIEO £800,000 Freehold

A beautifully presented and extended bungalow with a garage, detached home office, parking and garden in the popular village of Froxfield.

Master bedroom with en suite shower room, two further bedrooms, family bathroom, sitting room, kitchen/breakfast room, hall, garage, parking, detached home office and garden. NO ONWARD CHAIN.

In all, approximately 0.33 acre.

EPC Rating: "D" (64).

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## DESCRIPTION

The property is a detached bungalow, extensively altered and modernised by the current owners. The layout can be seen in the floorplan but of particular note is the lovely sitting room with low level sash windows overlooking the front garden and a wood burner. The kitchen/breakfast room has a central light atrium and within the room are fitted matching floor and wall mounted units with an integrated electric hob, oven, washing machine, dishwasher, fridge and freezer and double doors lead out to the rear garden. There are three bedrooms, all of which are large enough to accommodate double beds and the master bedroom has built in wardrobes and its own en suite shower room. Outside, the house is approached by a gravel drive with ample parking leading to an attached single garage and to the left of the drive is an area of lawn. The main garden lies to the rear and can be accessed either through or to the side of the house. Immediately from the double doors that lead out from the kitchen is a paved terrace; an ideal spot to entertain during the summer months and steps lead up to an area of lawn. There is a recently constructed detached studio which has its own sink and loo and is a perfect addition for anyone having to work from home. In all, the property lies in a plot of approximately 0.33 acre. The current owners have recently completed an extensive refurbishment programme and is being offered to the market with no onward chain.



## LOCATION

The property is situated in an elevated, semi-rural location on Honeycritch Lane in the parish of Froxfield, nestled in the heart of the South Downs National Park with the market town of Petersfield less than four miles to the south-east. Petersfield offers a variety of amenities in a bustling town centre. Shops include Waitrose, M&S Food, Tesco, Lidl, Aldi, and there are numerous boutiques, cafes and further shops. The train station provides a direct service to London Waterloo to the north (in approximately an hour) and Portsmouth to the south. The tunnel at Hindhead 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 Churcher's College, Bedales, Ditcham Park, The Petersfield School and Bohunt.

Services: Mains water and electricity, oil fired central heating and private drainage.

Ref: AB/210050/1

## LOCAL AUTHORITY

East Hampshire District Council, Petersfield

## 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 turn left into Station Road and continue along the road, over the level crossing and at the roundabout, take the second exit into Bell Hill. Continue up Bell Hill and Stoner Hill for approximately 2.8 miles and then turn right into Honeycritch Lane. The property is situated immediately on your left.



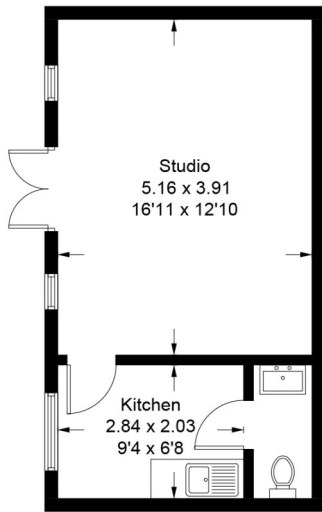
# Honeycritch Lane, GU32

Approximate Gross Internal Area = 104.2 sq m / 1122 sq ft

Outbuilding = 28.9 sq m / 311 sq ft

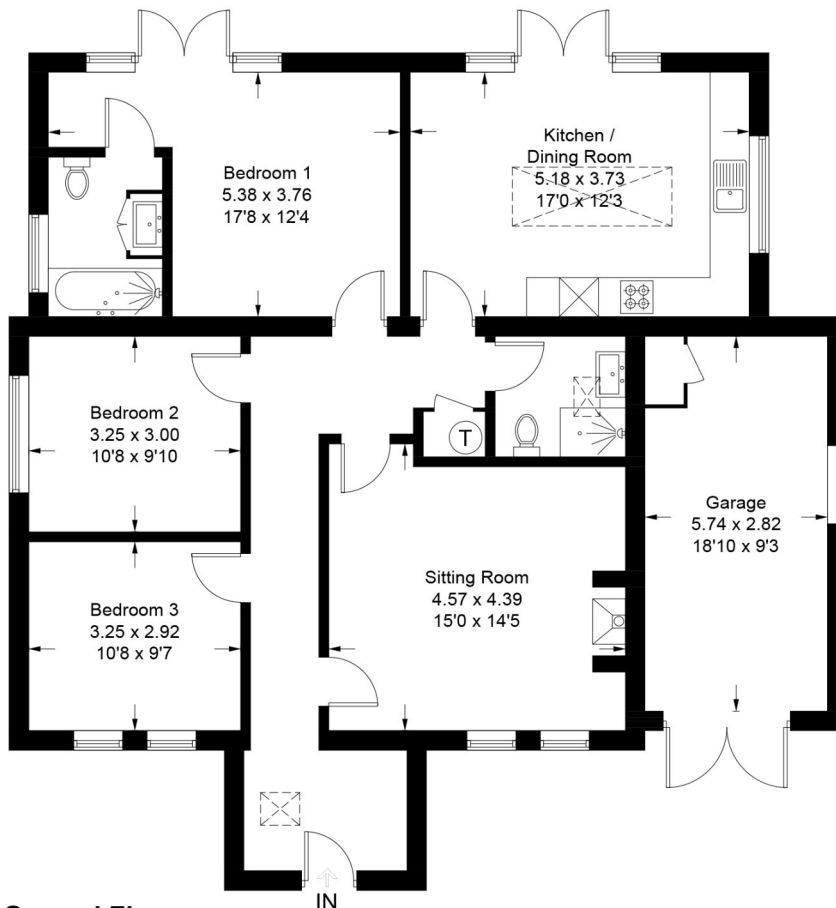
Garage = 16.4 sq m / 176 sq ft

Total = 149.5 sq m / 1609 sq ft



(Not Shown In Actual  
Location / Orientation)

## Outbuilding



## 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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