



## Barnet Side Cottages, Froxfield, Petersfield, Hampshire, GU32

Guide Price: £925,000 Freehold

A pretty period cottage with parking, a garage and gardens of approximately 0.52 of an acre.

Main bedroom with en suite bathroom, three further bedrooms, family bathroom, sitting room, dining room, study, kitchen, breakfast room, downstairs cloakroom with WC, hall, garage, parking and gardens.

In all, approximately 0.52 acre.

EPC Rating: "D" (61).

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## DESCRIPTION

The property is a rear-attached, period cottage with brick and flint elevations under a slate roof and accommodation over two floors. The layout can be seen in the floorplan but of particular note is the lovely reception space which offers versatile accommodation with lots of character, exposed timbers, brickwork and the two main reception rooms have woodburners. From the hall, stairs rise to a first floor landing, off which are four bedrooms and a family bathroom. The main bedroom has its own en suite bathroom. Outside, the house is approached by a sweeping gravel drive with ample parking. The garden is mainly laid to lawn with a variety of mature borders and small trees. Immediately adjoining the front of the house is a large paved terrace and being on the south side of the house is an ideal spot to unwind during the long summer afternoons. In all, the house lies in a plot of approximately 0.52 of an acre.



## LOCATION

The property is situated in an elevated, rural location in the parish of Froxfield, nestled in the heart of the South Downs National Park. The market town of Petersfield is 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.

## LOCAL AUTHORITY

East Hampshire District Council, Petersfield

## SERVICES

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

## 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 3 miles and after passing Warren Lane on your right, the property is the first drive on your right after approximately 250 metres.

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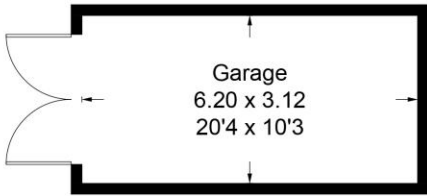


# Froxfield, GU32

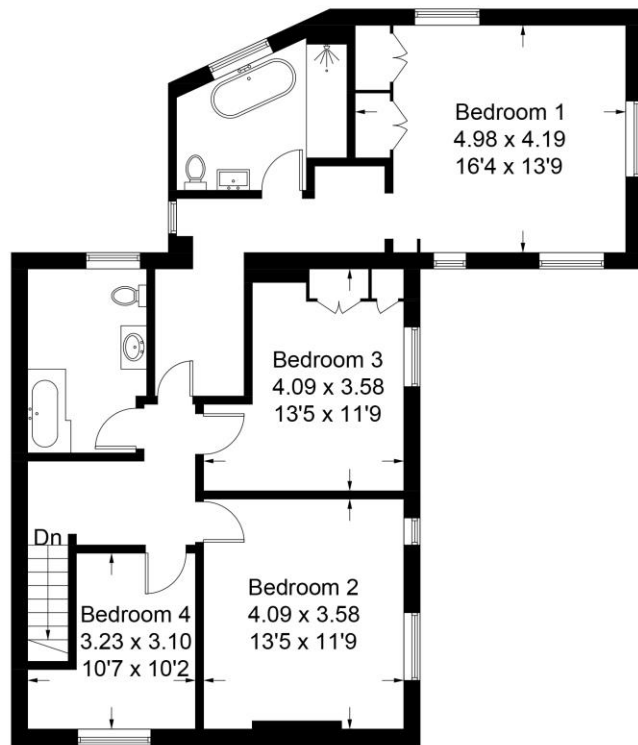
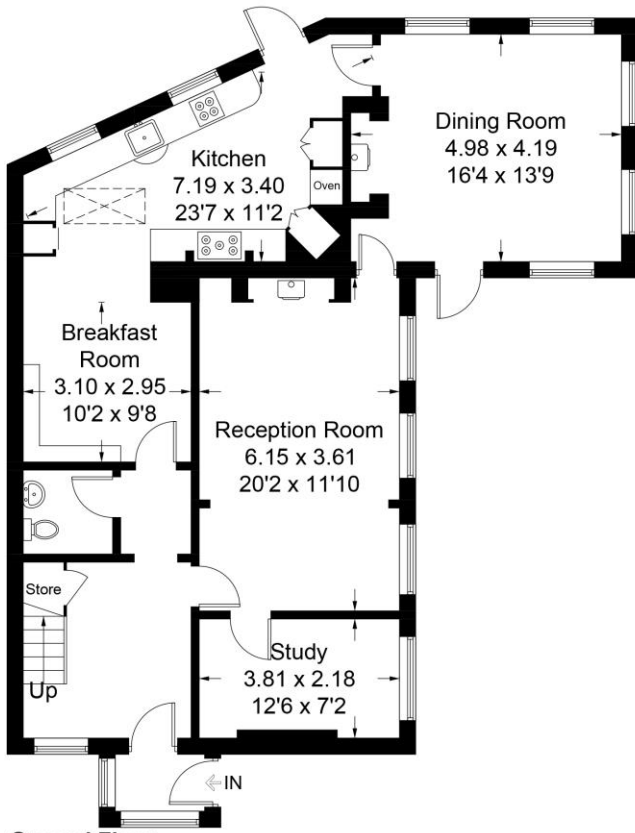
Approximate Gross Internal Area = 196.1 sq m / 2111 sq ft

Garage = 19.2 sq m / 207 sq ft

Total = 215.3 sq m / 2318 sq ft



(Not Shown In Actual Location / Orientation)



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 2024.

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