



## Stoner Hill Road, Froxfield, Petersfield, Hampshire, GU32

Guide Price: £570,000 Freehold

A pretty period home in a delightful semi-rural spot with a garden, carport and parking.

Three bedrooms, family bathroom, open-plan reception room, kitchen/breakfast room, downstairs cloakroom, carport, parking and garden.

EPC Rating: "D" (63).

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## DESCRIPTION

A charming three-bedroom end of terrace cottage, situated in a semi-rural location nestled within the popular village of Froxfield. The layout can be seen in the floorplan with accommodation arranged over two floors, but of particular note is the spacious open-plan living/dining area boasting an abundance of natural light. Other notable features include a logburner and exposed wooden flooring. The ground floor also comprises of a kitchen/breakfast room, separate utility room and WC. Stairs lead to the first floor which has three well-proportioned bedrooms and a family bathroom. Outside, the property has a private enclosed garden which is a great place to unwind during the summer months. Behind the rear fence, there is an allocated parking space and a single carport. Conveniently located near transport links, local amenities, and schools, this immaculate property combines comfort and charm, making it an ideal family home.



## LOCATION

The property is situated in a beautiful rural position within the parish of Froxfield, nestled in the heart of the South Downs National Park and the market town of Petersfield is a little over three miles to the south-east. Petersfield offers a variety of amenities in a bustling town centre. Shops include Waitrose, M&S Food, Tesco 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, Froxfield C of E School and The Petersfield School (TPS).

## LOCAL AUTHORITY

East Hampshire District Council, Petersfield. Band D.

## SERVICES

Mains water and electricity. Oil-fired central heating and private drainage.

## DIRECTIONS

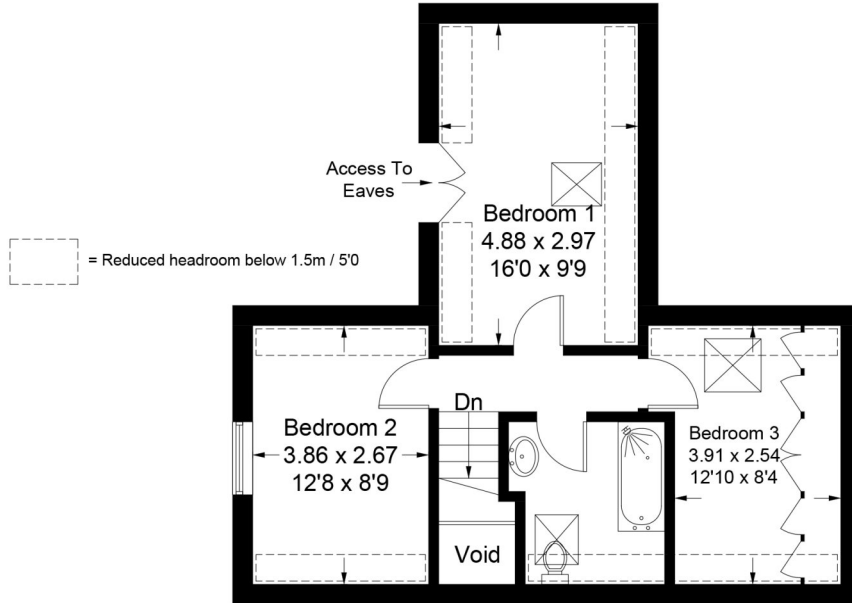
From the train station in Petersfield, proceed along Station Road in a westerly direction and on reaching a roundabout, take the second exit and continue up Bell Hill. Proceed through Steep and after approximately 2.5 miles and on reaching the top of Stoner Hill, bear left signed to High Cross. After a short distance, take the first turning on the left into Stoner Hill Road. The property is situated on your left-hand side after approximately 750 metres. (If you get to a sharp right-hand bend, you've gone too far).

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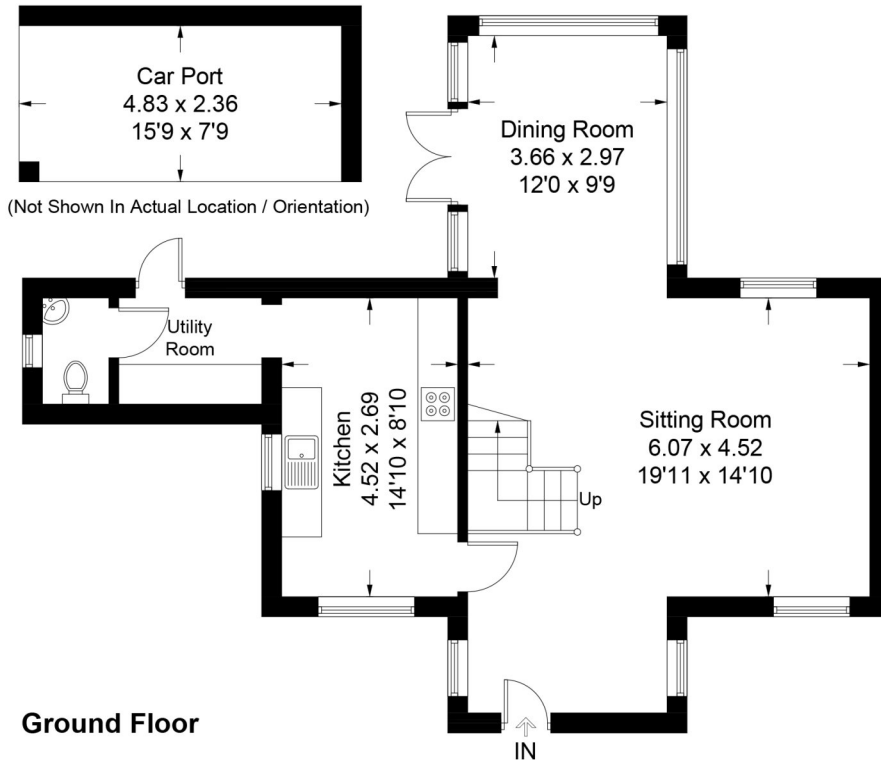


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Approximate Gross Internal Area = 108.7 sq m / 1171 sq ft  
(Excluding Car Port & Void)



**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 2024.

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