



Stoner Hill Road, Froxfield, Petersfield, Hampshire, GU32

Guide Price: £1,000,000 Freehold

A substantial wing of a country house in a delightful rural location with gardens and grounds of approximately 1.99 acres.

Substantial wing of a country house | Situated in a rural location | Over 2750 sq. ft internally | Double garage and outbuilding | Gardens and grounds of approximately 1.99 acres

Winkworth

for every step...

winkworth.co.uk/Petersfield 01730 267274



DESCRIPTION

The property is a spacious wing of a country house in a pretty, rural location in the parish of Froxfield. With brick, flint and pebbledash elevations under a tiled roof, the main accommodation is over two floors, plus there's a cellar. The layout can be seen in the floorplan but of particular note is the tremendous light filled drawing room with a feature fireplace and bay window overlooking and door leading to the garden. Within the kitchen is enough room to house a good-sized breakfast table and there's an opening to the large sitting room. The dining hall has a woodburner and a lovely solid wood floor. From the hall, stairs rise to the first floor landing off which are five bedrooms and a family shower room with a separate WC. One of the bedrooms has its own shower. Outside, the house is approached by a drive with parking for a number of cars leading to a concealed double garage. The gardens are mainly laid to lawn with a variety of mature shrubs and hedging. The grounds continue the other side of a neighbouring property's drive to an expanse of lawn which we believe was once a tennis court and croquet lawn, harking back to the days when it was a single country house. In all, the gardens and grounds amass to approximately 1.99 acres. Whilst the house has been loved over the years, it would now benefit from general updating throughout.



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 G.

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 right-hand side after approximately 750 metres. (If you get to a sharp right-hand bend, you've gone too far).

Ref: AB/240058/3



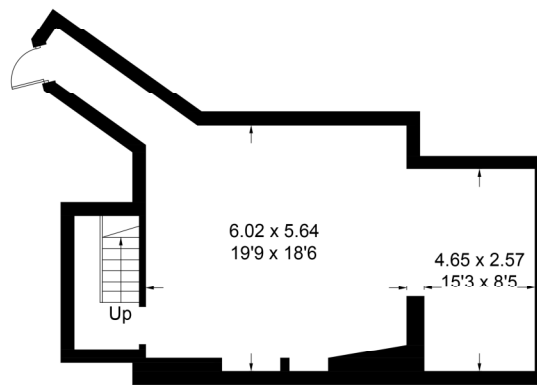
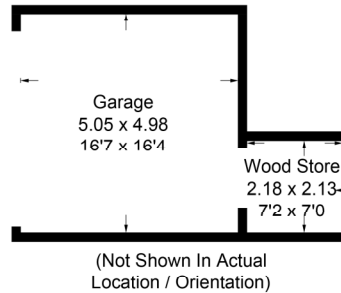
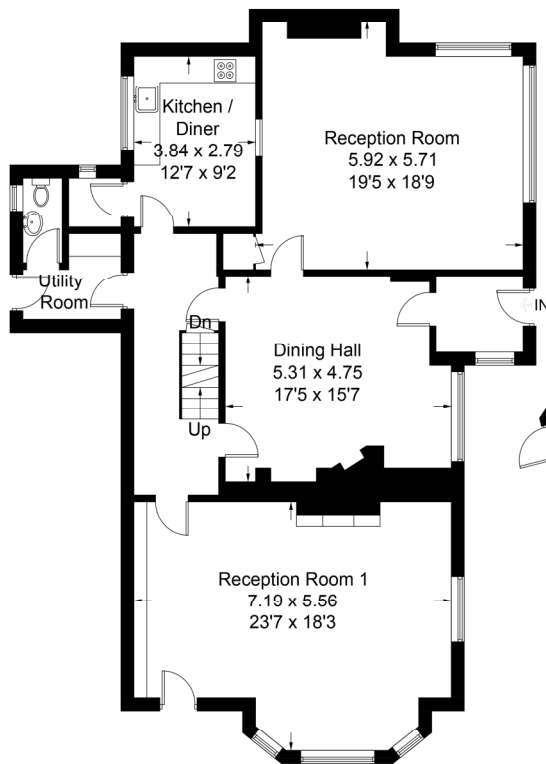
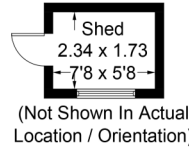
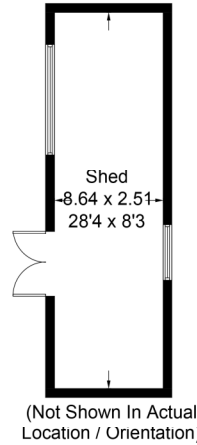
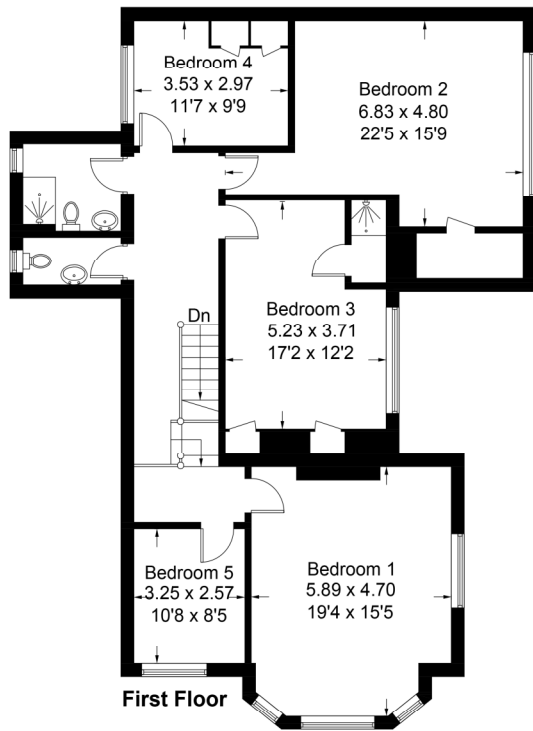
Stoner Hill Road, GU32

Approximate Gross Internal Area = 257.2 sq m / 2768 sq ft

Outbuildings = 56.1 sq m / 604 sq ft

Cellar = 56.1 sq m / 604 sq ft

Total = 269.4 sq m / 3976 sq ft



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.

Under the Consumer Protection from Unfair Trading Regulations 2008 (CPR), these Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.