



Soalwood Lane, Froxfield, Petersfield, Hampshire, GU32

Guide Price: £1,600,000 Freehold

In an idyllic spot, a detached family home with an annex, delightful gardens and paddock. In all, approximately 9.17 acres.

Main house: 3 bedrooms, 2 bathrooms, reception room with sitting area and study area, kitchen/breakfast room, and utility room. Interconnecting annex: 2 bedrooms, bathroom, shower room, dining room/kitchen. Outside: Double carport, outbuildings, gardens and paddock. In all, approximately 9.17 acres.

EPC Rating: "E" (40).

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DESCRIPTION

The property is a detached family home with painted pebble-dashed elevations under a tiled roof and accommodation over two floors. The flexible layout can be seen in the floorplan and with an attached, interconnecting annex, the property would suit a variety of incoming purchasers. Subject to the usual planning consents, there may be the possibility of alterations and further development. Outside, the house is approached by a sweeping gravel drive with ample parking leading to a detached double carport. The gardens are mainly laid to lawn with a variety of mature borders, hedging and outbuildings. There is a small area of woodland and a large paddock as seen in the site plan.



LOCATION

The property is situated in a beautiful rural and quiet 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 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. There are 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 (TPS) and Bohunt.

Services: Mains water and electricity. Private drainage and LPG heating.

Ref: AB/180100/2

LOCAL AUTHORITY

East Hampshire District Council, Petersfield

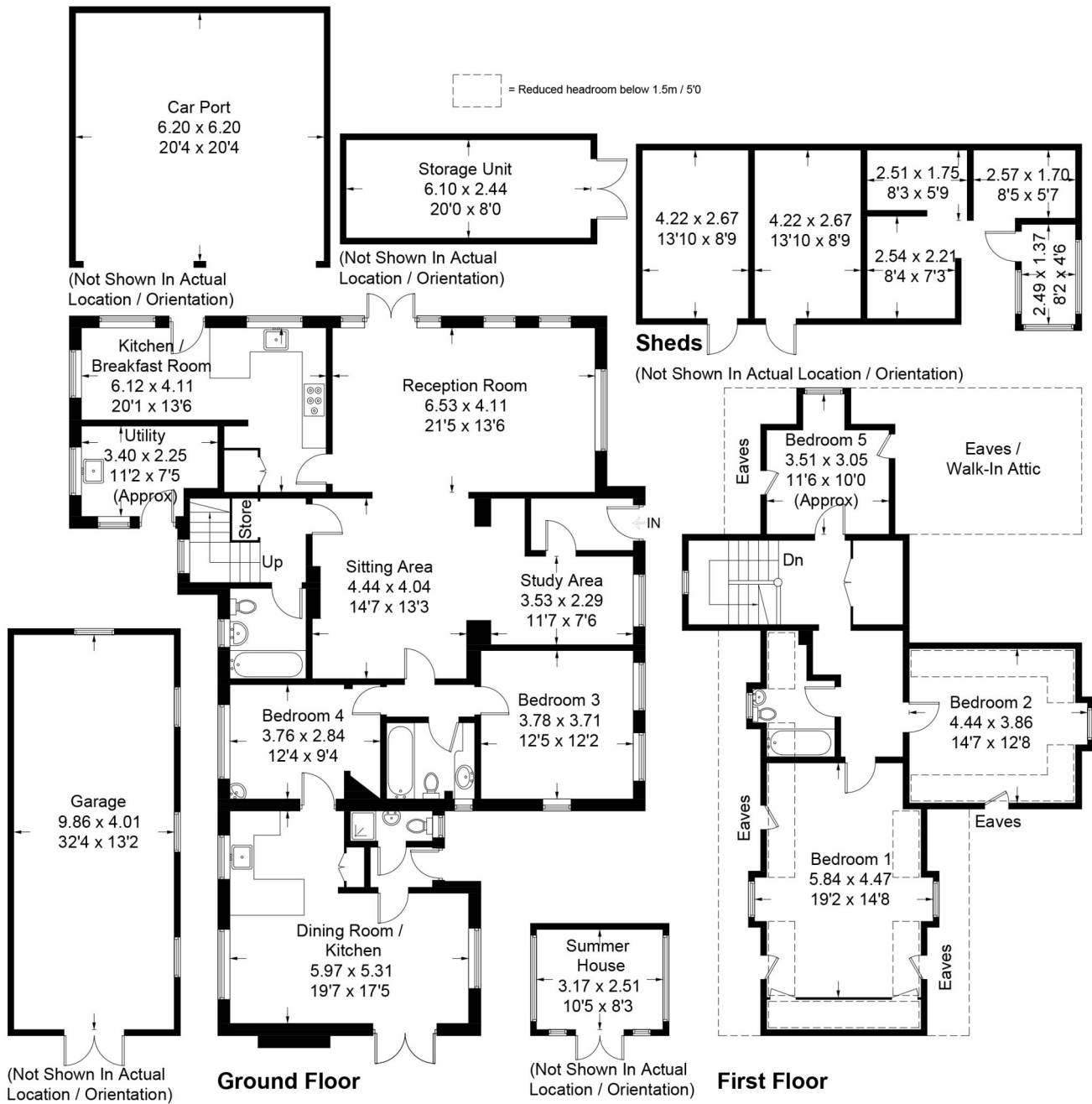
DIRECTIONS

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 until you reach the top and then turn left signposted to High Cross. Take the first turning on the left down Stoner Hill Road and after approximately 200 metres, turn right into Soalwood Lane. The property is situated on your right after approximately 0.7 mile.



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Approximate Gross Internal Area = 240.5 sq m / 2589 sq ft
 Outbuildings = 88.5 sq m / 953 sq ft
 (Excluding Car Port / Open Spaces)
 Total = 329 sq m / 3542 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 2022.

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