



Warren Corner, Froxfield, Hampshire, GU32

Guide Price: £450,000 *Freehold*



A three bedroom terraced cottage with bags of charm situated in a delightful semi rural location.

KEY FEATURES

- Three bedroom terrace cottage
- Lots of charm and character
- Front and rear gardens
- Situated in a semi-rural location
- Off-street parking



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DESCRIPTION

A charming three bedroom terraced period house of brick elevations under a slate tiled roof. The cottage retains many character features including beams, exposed brickwork and a wood burner which offers a stylish focal point. The accommodation is arranged over two floors with three bedrooms (one currently used as a study) on the first floor. Two reception rooms, a kitchen and a bathroom are on the ground floor. Outside there are mature and well stocked gardens to front and rear and a sunny paved patio by the kitchen which is ideal for relaxing and outside dining. A drive provides off street parking. The location, with the good fortune of being within the South Downs National Park and surrounded by the wonderful Hampshire countryside, with fields opposite filled with crops, is what really sells the property. An internal inspection is thoroughly recommended.

Agents Note: The photos of views have not been taken directly from the property but give a good representation of the immediate location.

ACCOMMODATION

Three bedrooms, sitting room, dining room, kitchen, bathroom, front and rear gardens, one allocated parking space.

LOCATION

The property is situated in a quiet rural location between Froxfield and Priors Dean, nestled in the heart of the South Downs National Park. The surrounding countryside offers splendid views with wide horizons, but also intimate secluded places and provides habitats for an amazing range of wildlife and rare birds. As may be expected, the area is fantastic for outdoor pursuits. The market town of Petersfield is less than five miles to the south-east. Petersfield offers a variety of amenities in a bustling town centre. Shops include Tesco, Waitrose, Lidl, Aldi and M&S Food. There are numerous boutiques, cafes and further shops. Two excellent pubs, The Trooper Inn and the well known "Pub With No Name" are both a short distance away. The station provides a service to London Waterloo approximately an hour to the north and to Portsmouth about 30 minutes to the south. The tunnel at Hindhead now offers 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. Froxfield Village Stores and Post Office is a short 1.5 mile drive away.

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 bear left into Station Road and continue along here, over the level crossing and at the roundabout take the second exit into Bell Hill. Continue up Bell Hill and Stoner Hill to the top passing The Trooper Public House on your right and then take the next turning on your right. Proceed down the lane and after approximately 1/4 mile the property will be seen on the left opposite a bus stop.

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MATERIAL INFORMATION

Method of Sale: Private treaty

Tenure: Freehold

Construction: Brick and tile

Services: Oil-fired central heating, mains electricity, private drainage (septic tank) and water supplied from a local farm

Council Tax: East Hampshire District Council. **Band:** "D"

EPC Rating: "E" (53).

Service Charge: N/A

Ground Rent: N/A

Rights & Easements: There is a right of way across a neighbouring property to the rear.

Flooding: To the best of our knowledge, the property has never flooded.

Mobile Signal: Outdoor Likely (Ofcom)

Broadband Availability: Standard (Ofcom)

Parking: Parking for one car

Viewings: Strictly by appointment with Winkworth Petersfield

WHAT3WORDS: ///thumb.asteroid.severe



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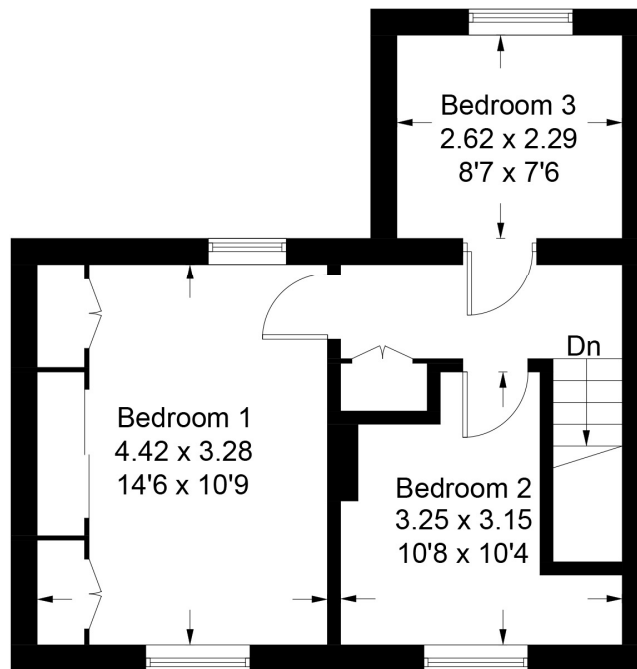
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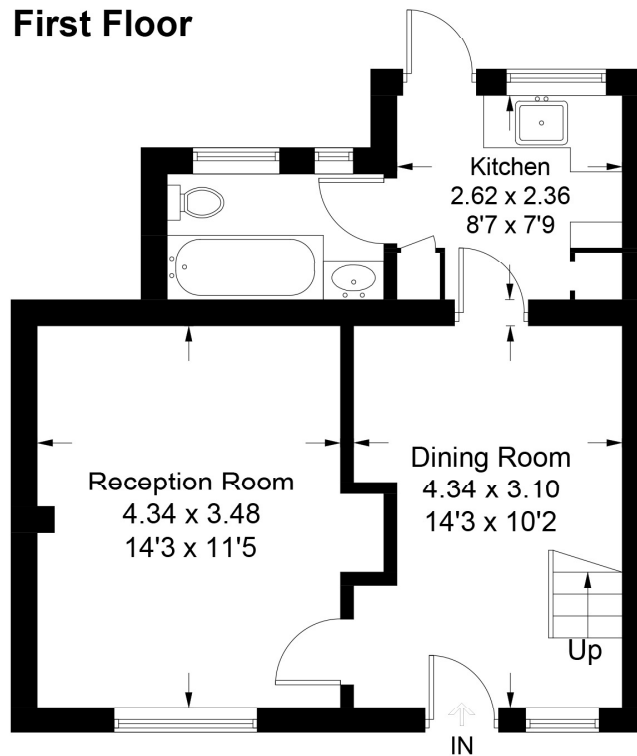
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Approximate Gross Internal Area
78.1 sq m / 841 sq ft



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 2023.

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