



Trooper Bottom, Froxfield, Petersfield, Hampshire, GU32

Asking Price: £675,000 Freehold

A pretty end of terrace cottage in a delightful semi-rural setting with parking and a double garage, in a plot in excess of 0.3 acre.

Main bedroom, bedroom 2 with shower, bedroom 3, bathroom, porch, sitting room, dining room, kitchen, downstairs cloakroom with WC, double garage, parking and gardens.

In all, 0.3948 acre.

EPC Rating: "D" (58).

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DESCRIPTION

The property is an end of terrace cottage, believed to date from the 1850's, and extended in the 1980's, with painted elevations under a tiled roof and accommodation over two floors. The well-proportioned layout can be seen in the floorplan, and of particular note is the large, double aspect main reception room with a pleasant aspect to the front. The dining room has a beautifully exposed brick chimney with a wood burner, exposed timbers, and a kitchen at the rear. On the first floor are three bedrooms, one with a shower and a family bathroom. The main bedroom has a door leading out onto a flat roof, which the current owner has used as a roof terrace. The house has a drive with ample parking, leading to an attached double garage. The garden lies on three sides of the property, and is mainly laid to lawn with a variety of mature borders.



LOCATION

The property is situated in an elevated, rural location in a cluster of houses known as Trooper Bottom 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.

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

Ref: AB/220156/2

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 for approximately 2.8 miles and then turn right into Honeycritch Lane. Proceed up the lane for a few hundred metres, taking the first track on the left hand side. The property can be found at the end of the track, on the left hand end of the cottages.



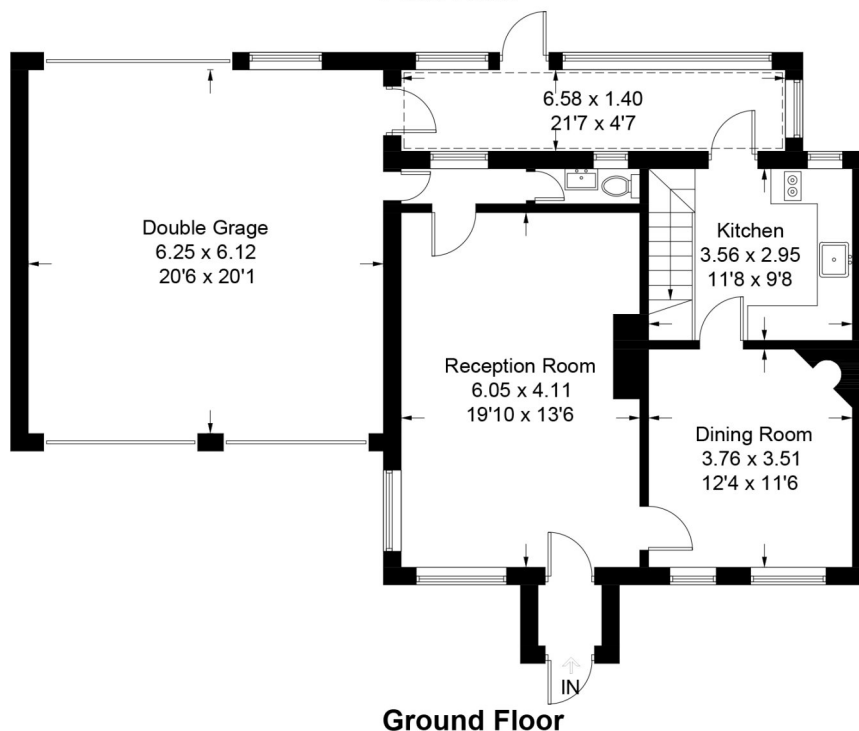
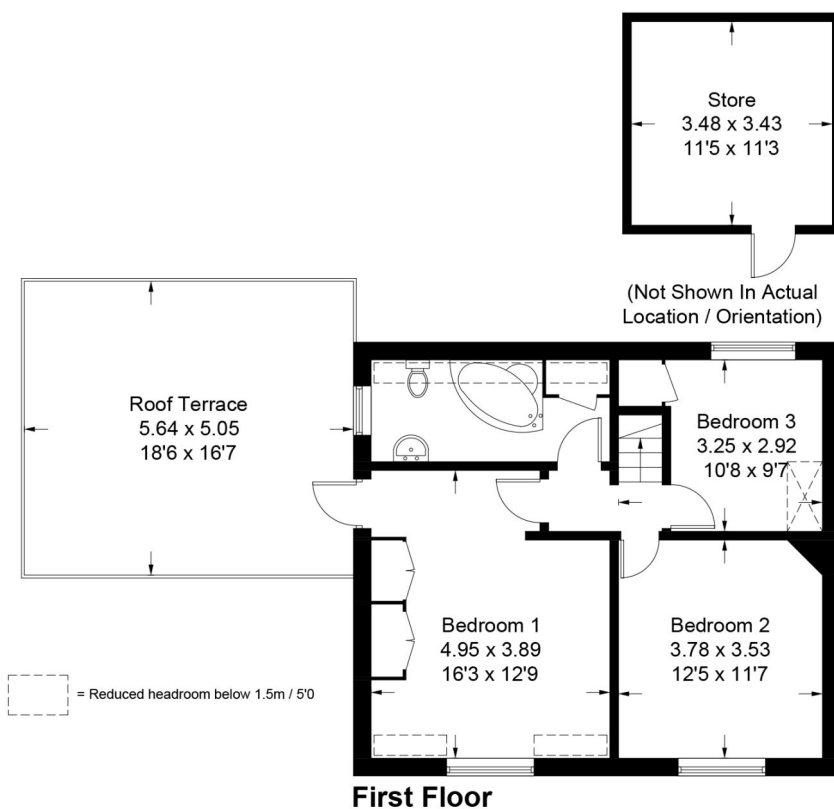
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Approximate Gross Internal Area = 119.3 sq m / 1284 sq ft

Outbuilding = 12.1 sq m / 130 sq ft

Garage = 38.1 sq m / 410 sq ft

Total = 169.5 sq m / 1824 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 2023.

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