



Stoner Hill Road, Froxfield, Hampshire, GU32

Guide Price: £1,350,000 *Freehold*

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In a quiet spot, a detached coach house with delightful gardens, annexe, garage and parking.

#### KEY FEATURES

- Detached coach house
- Situated in a semi-rural location
- Annexe accommodation
- South-west facing gardens
- Ample parking and double garage
- In all, approximately 0.65 acre



Petersfield

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#### DESCRIPTION

The property is a detached former coach house on a country lane in the popular village of Froxfield. Built with rendered elevations under a tiled roof, the accommodation is over two floors and the layout of which can be seen in the floorplan. Of particular note is the tremendous vaulted main reception area with an open fireplace; a fabulous spot for entertaining during all seasons. Outside, the house is approached by a shared drive leading to a private parking area providing ample off street parking and a large detached garage. The garden is mainly to the side and rear of the property, laid to lawn with plenty of room for the children to kick a ball about and benefits from being south-west facing. Detached from the house is an annexe; an ideal space for guests or perhaps a home office. In all, the house lies in a plot of approximately 0.65 of an acre.

#### ACCOMMODATION

Main bedroom with en suite bathroom, 4 further bedrooms, 2 family bathrooms, downstairs cloakroom with shower, sitting room with dining area, kitchen/breakfast room, study, utility room, hall, annex, double garage and gardens. In all, approximately 0.65 acre.

#### LOCATION

The property is situated in a beautiful semi-rural spot within 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 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 and The Petersfield School (TPS).

#### 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 700 metres. (If you get to a sharp right-hand bend, you've gone too far).

## MATERIAL INFORMATION

**Method of Sale:** Private treaty

**Tenure:** Freehold

**Construction:** Part rendered, tile-hung, timber-clad elevations under a tiled roof

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

**Council Tax:** East Hampshire District Council - **House:** Band G and Annex: Band A

**EPC Rating:** "E" (41)

**Service Charge:** N/A Ground Rent: N/A

**Rights & Easements:** There is a shared access leading to the private drive of this property

**Flooding:** The property has not flooded during our client's ownership

**Mobile Signal:** Limited with O2 (Ofcom)

**Broadband Availability:** Ultrafast available (Ofcom)

**Parking:** Garage and off-street parking

**Viewings:** Strictly by appointment with Winkworth Petersfield

**WHAT3WORDS:** ///maker.stadium.juggles

**Ref:** AB/250057/2



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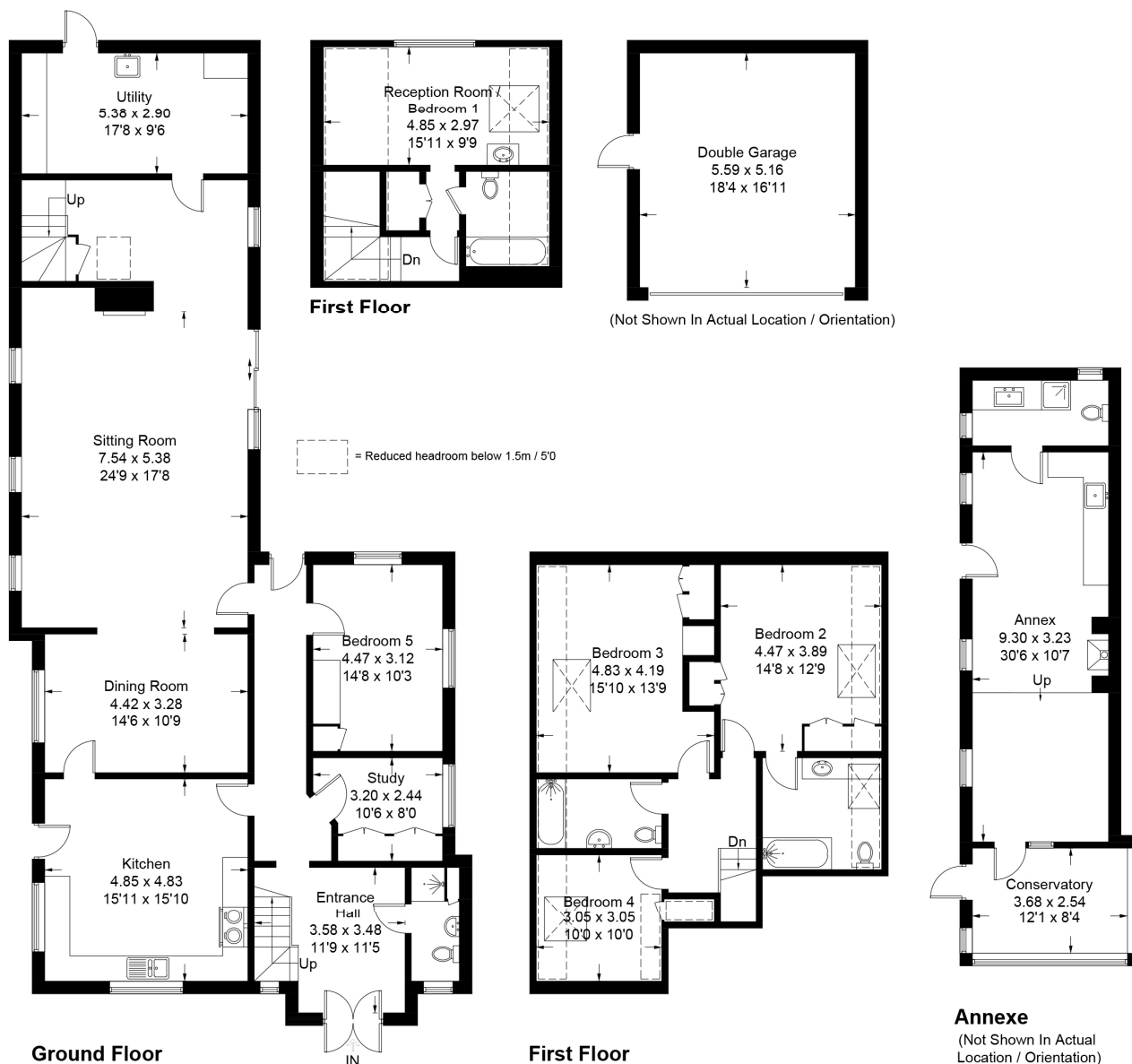
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Approximate Gross Internal Area = 266.5 sq m / 2868 sq ft  
 Annexe = 45.9 sq m / 494 sq ft  
 Double Garage = 29 sq m / 312 sq ft  
 Total = 341.4 sq m / 3674 sq ft



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 2025.

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