



## Trooper Bottom, Froxfield, Hampshire, GU32

Guide Price: £875,000 *Freehold*

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Tucked away in the parish of Froxfield, a pretty attached cottage with a large detached double garage, parking and gardens.

### KEY FEATURES

- A pretty attached cottage
- Situated in a semi-rural village location
- Private tucked away position
- Delightful gardens and views over surrounding farmland
- Large detached double garage and outbuilding
- In all, approximately 0.48 acre



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#### DESCRIPTION

Situated at the end of a track, an attached cottage in excellent decorative order in a delightful semi-rural spot. With rendered and painted brick elevations under a tiled roof, the accommodation is arranged over two floors. The layout can be seen on the floorplan but of particular note are the double aspect reception rooms, with the dining room having double doors leading outside and the sitting room has its own woodburner. The kitchen has an array of built in units and there is an adjoining utility room. From the hall, stairs rise to a half landing, off which is a family shower room. On the first floor is a main bedroom with an en suite bathroom and there are two further bedrooms. Outside, the property is approached via a shared single track access leading to a five-bar gate, through which is private drive with parking for a number of cars. There is a large detached double garage with room above and subject to the usual planning permission, there may be the possibility of creating additional living accommodation on the first floor. The garden is a particular feature of the house. Predominantly laid to lawn, it has a delightful aspect over surrounding farmland and situated towards the north-west corner of the plot, is a large round house which is a great additional space away from the main house. Immediately to the rear of the house is a large patio and a raised terrace, ideal for outside entertaining. In all, the property lies in a 0.484 acre plot.

#### ACCOMMODATION

Main bedroom with en suite bathroom, two further bedrooms, family shower room, sitting room, dining room, kitchen/breakfast room, utility room, round house, double garage with room above, parking and gardens. In all, approximately 0.484 acre.

#### LOCATION

The property is situated in an elevated, rural and quiet 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 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 now 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 excellent schools in the area including Churcher's College, Bedales, Ditcham Park, The Petersfield School and Bohunt.

#### 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 right hand end of the cottages.

Ref: AB/240121/1

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## MATERIAL INFORMATION

**Method of sale:** Private treaty

**Tenure:** Freehold

**Construction:** Brick and tile

**Services:** Mains water and electricity, LPG heating and shared private drainage.

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

**EPC rating:** "F" (27)

**Service Charge:** N/A

**Ground Rent:** N/A

**Rights & Easements:** None known

**Restrictions:** Within the South Downs National Park

**Mobile Signal:** Limited (Ofcom)

**Broadband Availability:** Superfast (Ofcom)

**Parking:** Ample driveway parking and double garage

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

**WHAT3WORDS:** ///roadways.excusing.entertainer



For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/PET240121>



Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

### Important Notice

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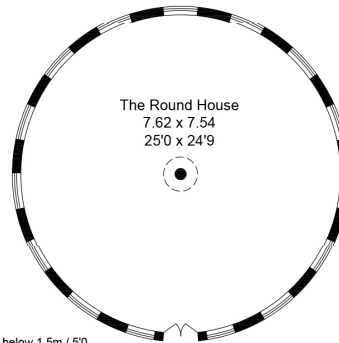
# Trooper Bottom, GU32

Approximate Gross Internal Area = 120 sq m / 1292 sq ft

Garage = 79 sq m / 850 sq ft

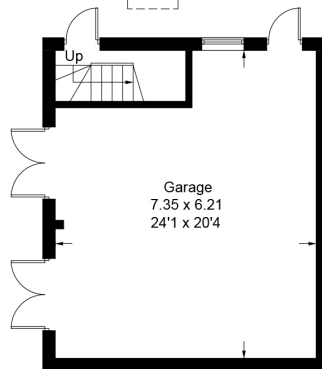
The Round House = 45.4 sq m / 489 sq ft

Total = 244.4 sq m / 2631sq ft



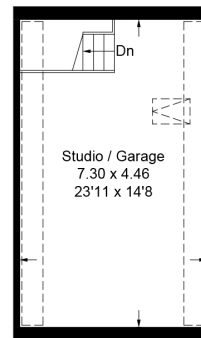
[Dashed line symbol] = Reduced headroom below 1.5m / 5'0

(Not Shown In Actual Location / Orientation)



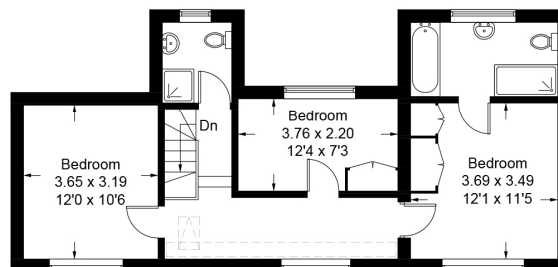
**Garage - Ground Floor**

(Not Shown In Actual Location / Orientation)

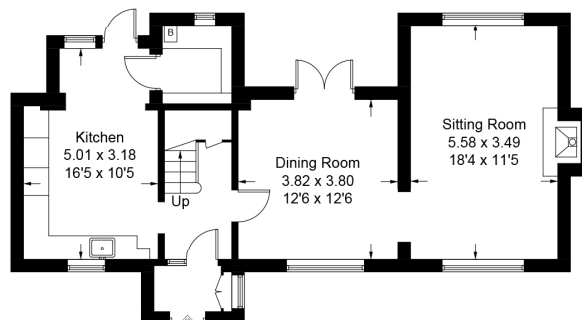


**Garage - First Floor**

(Not Shown In Actual Location / Orientation)



**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 2024.

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