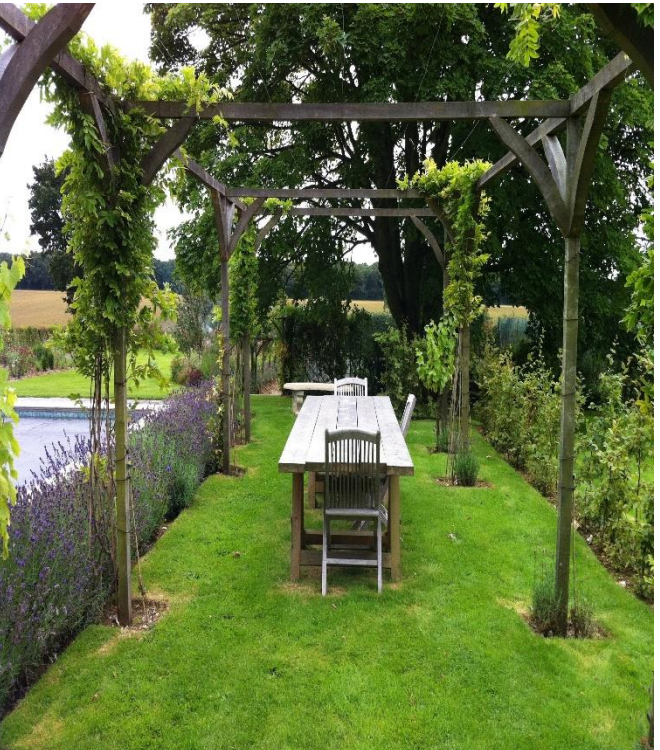




Froxfield, Nr Petersfield, Hampshire
£5,750 pcm excl but Inclusive of gardening

A stunning 5 bedroom house beautifully situated and newly renovated to a very high standard with tennis court, swimming pool and annexe.



Summary of accommodation:

Reception Hall
Kitchen/Breakfast Room/Sun Room
Sitting Room, Dining Room/Additional Sitting/Snug Room
Study, W.C., Cloakroom, Basement/Utility Room
Master Bedroom with en suite Shower Room
3 further double Bedrooms (one with en suite) all with fitted wardrobes
Family Bathroom with separate shower
1 bedroom Annexe/Home Office/Games Room
Swimming Pool and Tennis Court, gardening Included
Completely renovated throughout

Description:

This former Farmhouse, a striking Nicholson brick and flint period property overlooking open countryside, has undergone a complete renovation and upgrade to provide a stunning 5 bedroom family home with a detached games room/office/guest annexe.

Approached by an attractive sweeping driveway, the mitred front door opens on to an elegant tiled entrance hall leading to a beautifully appointed light and spacious open plan kitchen with top of the range appliances, central island and large dining area which in turn flows on to a sun room with lantern light and doors to the garden and the stunning views beyond. There is access to the swimming pool and terrace via double doors to the west.

In addition, the property boasts an elegant dining room/sitting/snug room with wood burner and original stripped wood flooring along with a bright, dual aspect living room with a glass fronted wood burner inset in to the wall.

The study with extensive shelving and storage along with a separate W.C. and cloakroom complete the ground floor accommodation. There is a large basement with natural light and slate tiled floor which has been converted in to a spacious utility room with fully fitted new appliances and additional fridge/freezers with ample built in cupboard storage to accommodate laundry, airing, flower arranging and wine storage.



On the first floor there are four large double bedrooms, all with beautifully appointed fitted wardrobes (shelving, hanging and shoe storage), and two with large en suite shower rooms; there is a further family bathroom with a bath and separate shower. All bathrooms enjoy underfloor heating, heated towel rails and brand new, top of the range fixtures and fittings throughout. There is an oil-fired heating system with a combination of radiators and under floor heating throughout - all remotely controllable via thermostats/hand held devices.

The detached annexe provides flexible additional accommodation with a large room opening on to the garden and separate shower room/w.c.

Further enhancements include a water pressure regulator, water softener with drinking taps, cctv, alarm system, cat 5 wiring, wifi boosters effective as far as the tennis court, freeview/SKY capabilities, USB ports in most rooms, superfast Broadband (being installed currently). The property is set in beautifully landscaped and planted south facing gardens and grounds with uninterrupted views across the rolling Hampshire countryside beyond. There is a south and west facing terrace with heated swimming pool (oil fired), hard tennis court and paddock with water supply (approximately 4 acres). There is a bike store, bin and log store and outside w.c. Gardening is included.



Situation:

Situation: The property is within the South Down National Park and in the heart of rural Hampshire in the Parish of Froxfield with good walking/biking and riding close at hand, yet easily accessible to the A3 and main line station at Petersfield. All distances are approximate with Petersfield under 4 miles, Winchester 17 miles, Alton 12 miles and Portsmouth and south coast 15 miles. Easy access to Bedales, Churchers and the Winchester schools.

Local Authority: East Hampshire District Council Band H

Availability: Available now

White Goods: Full range plus wine cooler

Heating: Oil fired plus some electric under floor

Drainage: Private

Curtains: To principal rooms

Flooring: Carpets/Exposed Wood Floors/Tiles

Broadband availability: Check with your provider

Mobile phone reception: Check with your provider

Pets: One pet considered

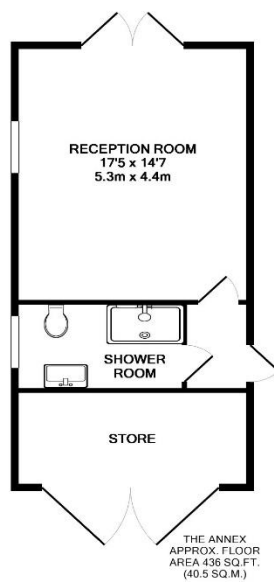
Gardening: Included

Viewing:

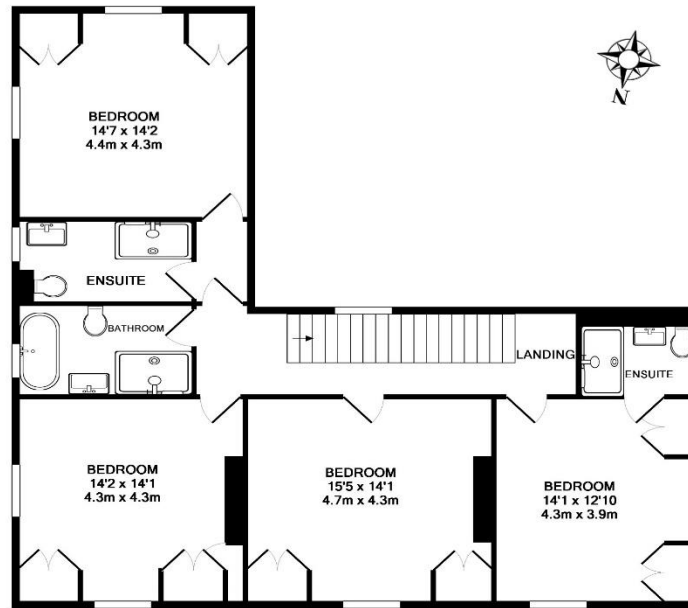
Strictly by appointment with The Country House Company, as many properties are already tenanted and we wish to respect their privacy. Tel: 02392 632275 Email: info@countryhousecompany.co.uk

Admin fee: £550 (incl. VAT) for 1-2 people. Other fees may apply – please contact The Country House Company for further details.

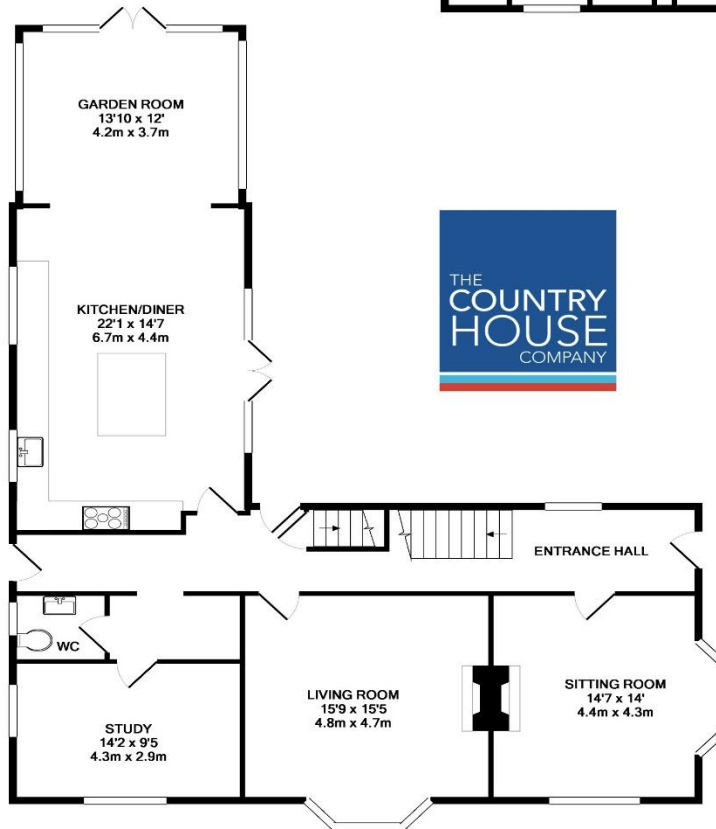




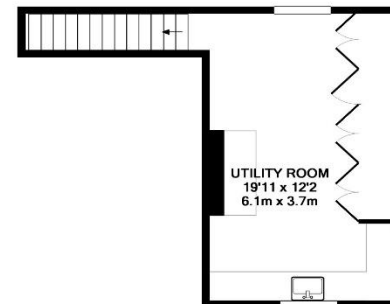
THE ANNEX
APPROX. FLOOR
AREA 436 SQ.FT.
(40.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1116 SQ.FT.
(103.7 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1328 SQ.FT.
(123.4 SQ.M.)



BASEMENT LEVEL
APPROX. FLOOR
AREA 269 SQ.FT.
(25.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 3149 SQ.FT. (292.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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