

THE  
COUNTRY  
HOUSE  
COMPANY

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Bluebell Cottage  
Froxfield

## Froxfield, Nr Petersfield

A charming detached cottage with superb features throughout, approximately 3 acres, to include ancient bluebell woodland and detached outbuildings, situated in the South Downs National Park within easy access of Petersfield.



### Mileages (approximate)

Petersfield - 4 miles  
Winchester -18 miles  
Portsmouth – 21 miles

### Summary of Accommodation

#### Ground Floor

Entrance Hall  
Sitting Room  
Kitchen  
Study  
Utility  
Conservatory/Dining Room  
Double Bedroom  
Bathroom

#### First Floor

Double Bedroom  
Dressing Area

### Description

A superb detached two bedroom cottage, with potential to extend (stpp), set within approximately 3 acres of stunning grounds to include bluebell woodland and extensive outbuildings.

This cosy cottage offers stylish, well planned and appointed accommodation with lots of features throughout.



The accommodation includes a welcoming entrance hall, a dual aspect sitting room with large open fireplace, a bespoke kitchen with range cooker and a utility/boot room.

A double bedroom, attractive conservatory (currently a dining room) with pretty water feature, a study, and a bathroom complete the ground floor accommodation with double bedroom and dressing area on the first floor.

#### Outside

The gardens are a particular feature and incorporate formal areas with water feature, vegetable plot, and private bluebell woodland. The property also benefits from private parking and some substantial

outbuildings to include the detached garage with workshop, studio and cloakroom.

#### Situation

Froxfield, is positioned on the edge of Petersfield and whilst benefiting from all the pleasures of its rural environment offers excellent access to the A3/A272 and train services to London from Petersfield.

The village itself has a shop, post office and a local church with a much sought after village school and preschool.

Bedales, Churchers, Highfield, Ditcham Park and all the Winchester private schools are close at hand, whilst the surrounding countryside is

designated as an Area of Outstanding Natural Beauty being in the South Downs National Park and is criss-crossed by footpaths and bridleways, including the South Downs Way.

**Services:** Mains electricity and water. Solid fuel heating and private drainage.

**Local Authority:** East Hampshire Council

**Tenure and Possession:** The property is offered for sale Freehold.

#### Viewing:

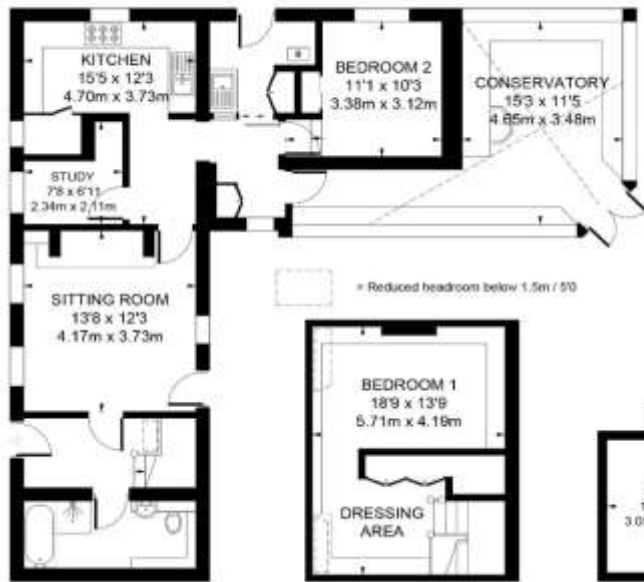
Strictly by appointment with The Country House Company.

Tel; 02392 633026

Email: sales@countryhousecompany.co.uk

Prior to making an appointment to view, the agents strongly recommend that you discuss any points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey

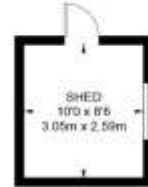




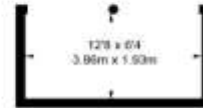
GROUND FLOOR  
APPROX. FLOOR  
AREA 970 SQ.FT  
(90.1 SQ.M)



FIRST FLOOR  
APPROX. FLOOR  
AREA 257 SQ.FT  
(23.9 SQ.M)



(Not Shown In Actual  
Location / Orientation)



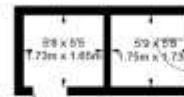
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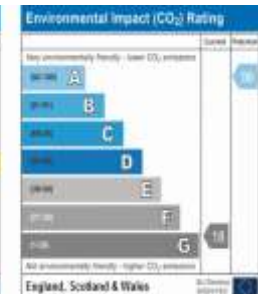


(Not Shown In Actual  
Location / Orientation)



TOTAL APPROX. FLOOR AREA 1227 SQ.FT (114 SQ.M)  
OUT BUILDINGS 867 SQ.FT (80.6 SQ.M)  
TOTAL 2094 SQ.FT (194.6 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.  
floorplans/usketch 2020 (ID 621718)



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