



Seekings

KING LANE | FROXFIELD | HAMPSHIRE | GU32 1DT

Wilson | Hill

Master Suite of Bedroom, Dressing Room and Bathroom | Guest Bedroom with Ensuite Shower Room | 2 Further Double Bedrooms both with Ensuite Shower Rooms | Entrance Hall
Cloakroom | Drawing Room with part vaulted ceiling | Dining Room | Family Room | Study | Kitchen/Breakfast Room | Utility Room | Double Garage | 2 Sheds | Parking
Formal Gardens and Paddocks in all about 4 acres (1.61 ha), One third share and use of 1.4 acres of Woodland

Mileages: Petersfield 4 miles, Winchester 18 miles, Guildford 30 miles, London 61 miles.





| The Property

Seekings is a beautifully presented family house built in 2002 very much in the period style with brick and flint elevations under a tiled roof, and forms part of a small farmyard style development of just three properties in a lovely rural setting in Froxfield. The house offers well proportioned rooms with good ceiling heights with a very flexible layout and of particular note is the drawing room with the partly vaulted ceiling and the four bedrooms all with en suites.





| Location

Froxfield is more a collection of hamlets rather than one village, with High Cross at its centre which is 1.3 miles from the house and has a village school and shop. There are also two pubs nearby, these being The White Horse and The Trooper. Petersfield with its comprehensive range of facilities including Waitrose and a mainline station with train services to London Waterloo in around an hour is 4 miles away, and is particularly blessed with an excellent range of schools including Bedales, Churcher's College and Ditcham Park.

The A3 at Petersfield provides good transport links to the M25 and beyond and the regional centres of Winchester, Guildford and Chichester are all within reasonable driving distance, as are the harbours and creeks of the South Coast. The property sits in the heart of the South Downs National Park with extensive recreational and leisure activities and much of the surrounding countryside is crisscrossed by footpaths and bridleways including the South Downs Way and Hanger Way nearby.

| Outside

To the front of the house there is a good sized drive with plenty of parking space. To one side is the double garage, whilst at the other end of the house there is a covered parking area which also provides access to the rear garden. To the rear of the house there is a large terrace leading to lawns bounded in places by well stocked herbaceous and shrub borders. A gate then leads into a paddock area enclosed by hedging and a further gate leads to the field. The grounds as a whole total about 4 acres. Beyond the field there is an area of woodland which is owned jointly with the two other properties and totals about 1.4 acres.



Approximate Gross Internal Area = 295.7 sq m / 3183 sq ft
 Outbuildings = 14.9 sq m / 160 sq ft
 Total = 310.6 sq m / 3343 sq ft



FLOORPLANZ © 2016 0845 6344080 Ref: 173397

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

I Directions to GU32 1DT

On arriving at Petersfield on the A3, take the second exit signed to Winchester A272. At the bottom of the slip road turn left into Petersfield and at the next roundabout take the first left signed to Froxfield. Proceed out of the town through Steep and straight on up Stoner Hill and at the top of the hill turn left signed to High Cross. After 100 yards turn left into Stoner Hill Road and follow this lane for 1 mile where you will see a lane forking half right, this is King Lane. Follow this lane for 100 yards and then take the first entrance on the right and bear around to the right and Seekings will be found in the corner to your left.

Services: Mains water and electricity. Oil fired boiler providing hot water and central heating via radiators, private drainage system shared with the two adjacent properties.

Local Authority: East Hampshire District Council
www.easthants.gov.uk, 01730 266551

Council Tax: Band G

EPC: D63

Agents Note: There is a management company to look after the communal drive area of the three properties and the private drainage system. We understand the current annual charge for this is £600 and further details will be provided by our client's solicitor.

Viewing strictly by appointment



Wilson Hill have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Plans and maps are not to scale and should be treated as a guide only.

Details and photographs dated August/September 2016.