



Green Farm Stud

FROXFIELD GREEN | PETERSFIELD | HAMPSHIRE | GU32 1DQ

Wilson | Hill

Master Bedroom with En Suite Shower Room | 3 Further Double Bedrooms (1 with En Suite Shower Room) | Family Bathroom | Vaulted Drawing Room with Mezzanine Area
Dining Room/Study/Bedroom 5 | Vaulted Kitchen/Breakfast Room | Utility Room | Cloakroom | Large Barn with 6 stables | Tack Room | Two Bay Open Fronted Garage and Hay Barn
Ménage | Garden, Grounds and Paddocks in all about 7.5 acres (3.031 ha)

Mileages: Petersfield 4.2 miles, Alton 11 miles, Alresford 11.3 miles, Winchester 15.6 miles, Guildford 30 miles

Main line station and A3 at Petersfield





“ We have felt very secure being so discreetly positioned and have loved the children being able to ride around the fields and see their ponies from their bedroom windows. It is a house in which we have enjoyed the interior space every bit as much as the outside space, the outbuildings are a great asset ”



I The Property

Green Farm Stud is a well hidden gem, tucked away off the village green. The property has been refurbished and extended in recent years combining traditional brick and flint elevations with a 'New England' style boarded exterior. Inside there is clever use of vaulted space with a wonderful main oak framed living room with views into the garden and paddocks and an easy stroll to a sheltered rear terrace/summer sun trap. The kitchen breakfast room is similarly vaulted with a high window affording similar views. The bedrooms are well planned off a central passage, two with en suite shower rooms therefore a

flexible house for all generations. A contemporary interior design has been quality led, with wall papers by Barnaby Gates, Farrow & Ball and Osborne & Little and bathroom/showers by Burlington.

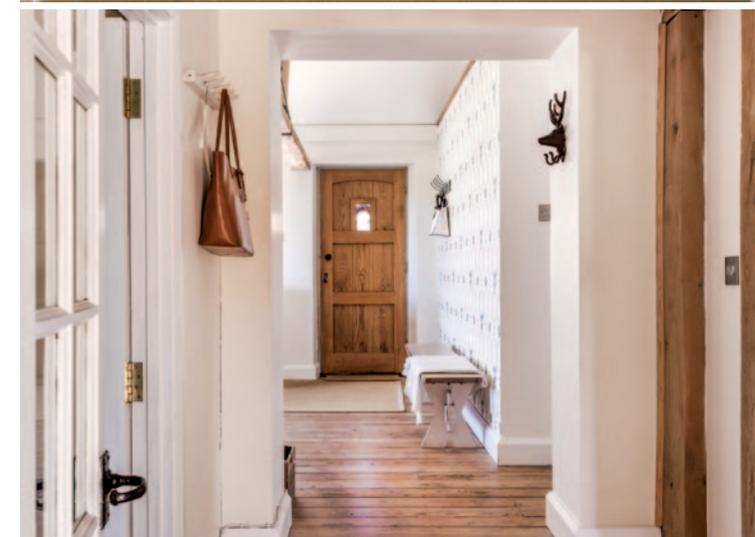
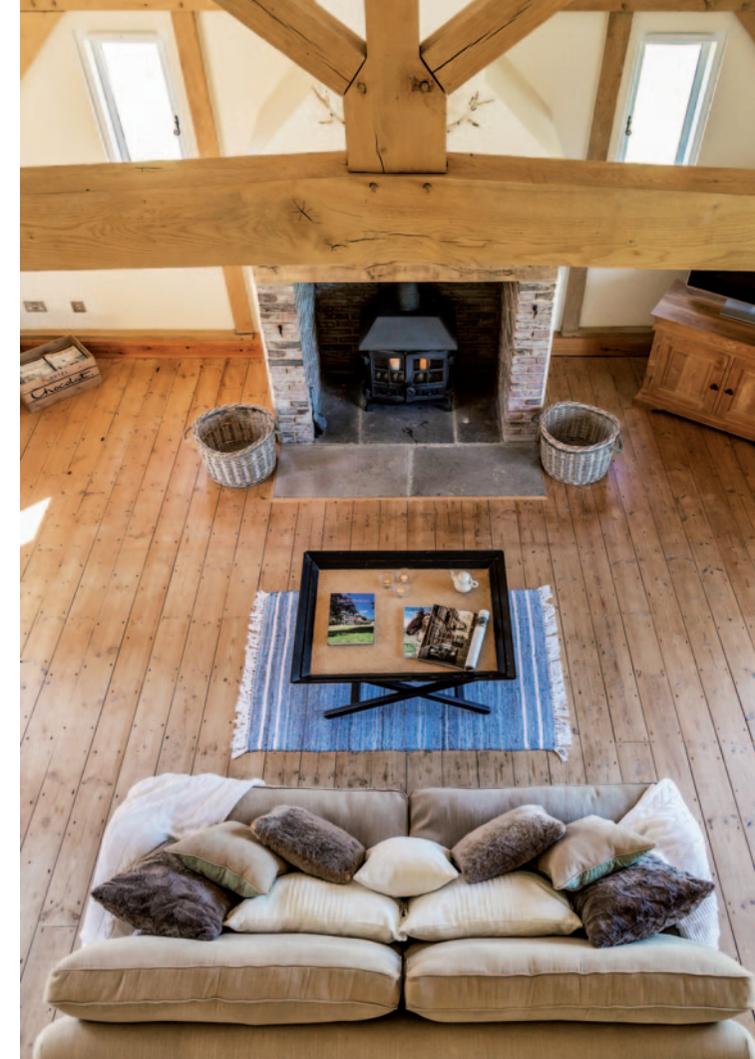
Overall it is a really comfortable house which combines space where needed for formal entertaining, with practical living space for a family. The front courtyard is formed by the main stable barn and garaging which is visible from the house and has been of great comfort to our client's family to see their horses or ponies and brilliant also to be able to ride out around the paddocks or exercise on the mènege.



Location

Froxfield Green is a quintessential English village in the South Downs National Park and is mentioned in the 10th Century. It is tucked away down the lanes with a timeless scene of cottages and largely Georgian houses and Church set around the Green, making up a small rural community. The Parish of Froxfield is a collection of rural hamlets rather than just one village. High Cross is at its centre made up of a popular primary school, shop and large Jubilee Hall with sports clubs. The extensive network of local lanes provides amazing cycling routes and walks with access to footpaths over the gently rolling landscape, ideal for any country lovers and outdoor enthusiasts.

Petersfield is a short drive away with its comprehensive range of facilities. The A3 provides great regional transport links to Guildford and Portsmouth (ferry services). Chichester is just over the South Downs and Winchester is half an hour away long the A272. There are many highly regarded state and private, senior and junior schools in the area, including Bedales, Churchers, Highfield, Winchester, Charterhouse and St Swithuns. There are 4 trains an hour to London Waterloo from Petersfield on the Portsmouth Harbour to Waterloo line.





Outside

The garden is mainly lawn for ease of management with a paved terrace behind the house with a stocked border. Beyond are three large fenced paddocks (with water supplies) which gently slope away from the house and rise to the far boundary providing a wonderful rural outlook and plenty of outside space to enjoy. There is an open fronted hay barn behind the main stable barn which has 6 large looseboxes with Monarch divisions, a tack room to one side and open fronted garaging for two cars.

The tarmac driveway sweeps up to the house with plenty of car parking space and the barns provide a private sheltered courtyard setting.

In all the garden, grounds and paddocks are 7.5 acres (3.031 ha) of which the paddocks are about 6.66 acres (2.696 ha).



Approximate Gross Internal Area = 202.6 sq m / 2181 sq ft

Stables = 154.9 sq m / 1667 sq ft

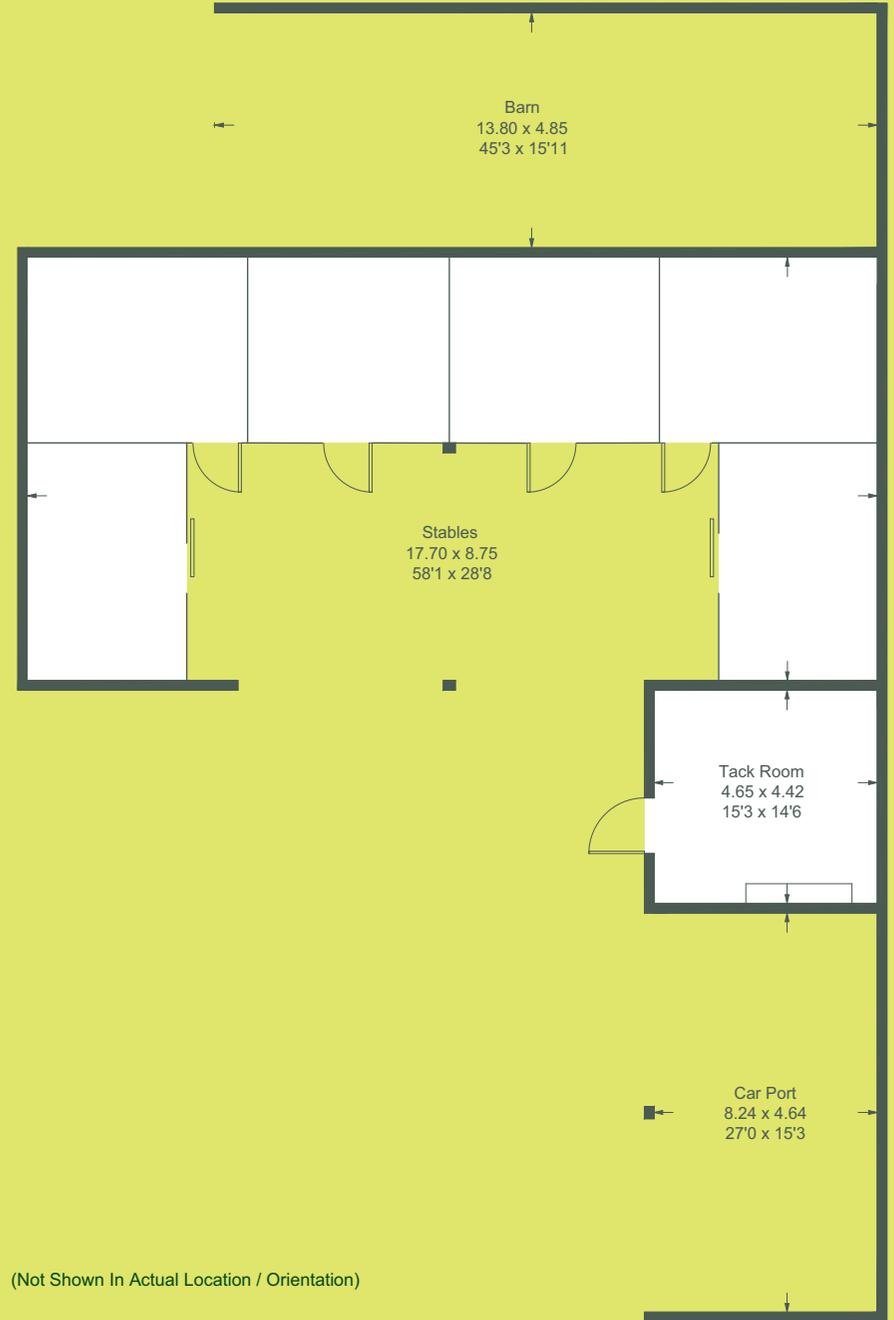
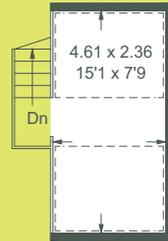
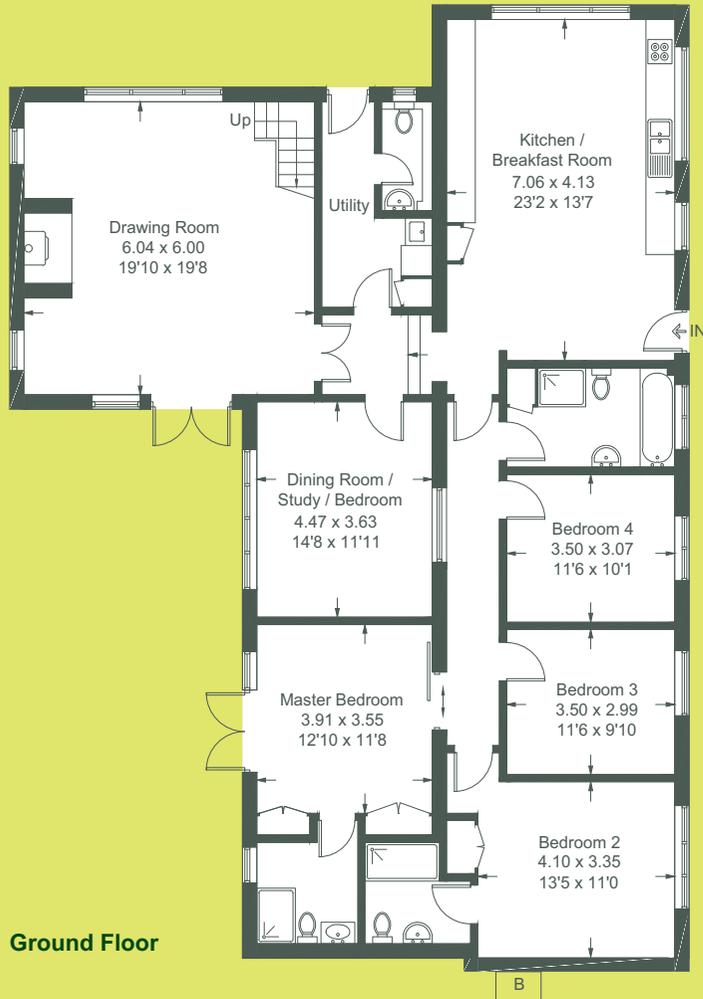
Barn = 66.9 sq m / 720 sq ft

Car Port = 38.2 sq m / 411 sq ft

Tack Room = 20.5 sq m / 221 sq ft

Total = 483.1 sq m / 5200 sq ft

 = Reduced headroom below 1.5m / 5'0



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID354416)

Directions to GU32 1DQ

From Petersfield/A3 leave on the A272, (towards Winchester), through Stroud and Langrish, soon after the road winds up hill through the woods and at the crest, take the first right turning (Froxfield Green). Follow the winding lane into Froxfield Green where you will see on your left a red telephone box, keep going right on the bend by the grassy triangle, then soon after take the left turning down the side of the village green and a short distance turn left into the drive (five bar gate) of Green Farm Stud.

Services: Mains water and electricity. Oil fired boiler providing hot water and underfloor heating. Private drainage.

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

Council Tax: Band D

EPC: E42

Agents Note: We understand that the property is registered for a Non-Domestic Rate Bill, but there has been no charge in recent years - a copy of the 2017/18 bill is available on request.

Agents Note: For postal purposes the address is recorded as: Green Farm Stud, Froxfield, Petersfield, Hampshire, GU32 1DQ.

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. Maps and plans shown as a guide only.

Details and photographs dated July 2017.

For video click here

