



## Stoner Hill Cottage

STONER HILL ROAD | FROXFIELD | HAMPSHIRE | GU32 1DX

Wilson | Hill

3 Bedrooms | Family Bathroom | Entrance Hall | Sitting Room | Kitchen/Dining Room | Shower/Utility Room | Garden | 2 Bay Car Port | Parking

Petersfield 3.3 miles, Winchester 18 miles, Guildford 30 miles, London 60 miles.



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.

### **| The Property**

Stoner Hill Cottage is an attractive attached period cottage in a lovely rural setting, but still just a few minutes drive from Petersfield and the station. The accommodation features a good sized sitting room and kitchen/breakfast room together with three bedrooms, a bathroom and a shower/utility room, the kitchen being very much the heart of the house.

For those seeking a character country cottage this will be a hard one to beat.

### **| Location**

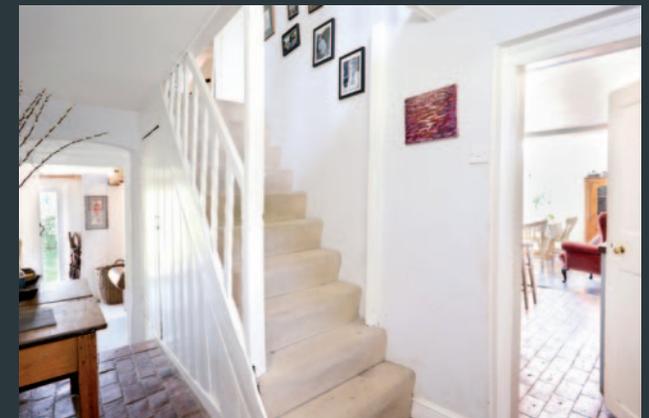
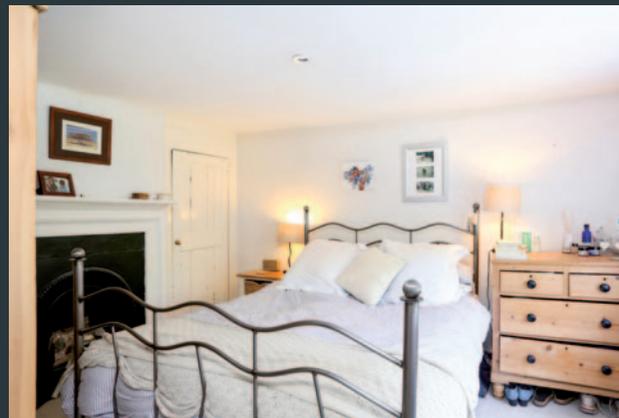
Froxfield is more a collection of hamlets rather than one village, with High Cross at its centre which is 1.3 miles from the house and has a village school and shop.





## | Outside

To the front of the house there is a garden mainly made up of an area of lawn and then there is a separate area of garden to the rear of the sitting room, and a gate at the back that leads out to the shared parking area. Here there is a three bay car barn of which Stoner Hill Cottage owns two bays.



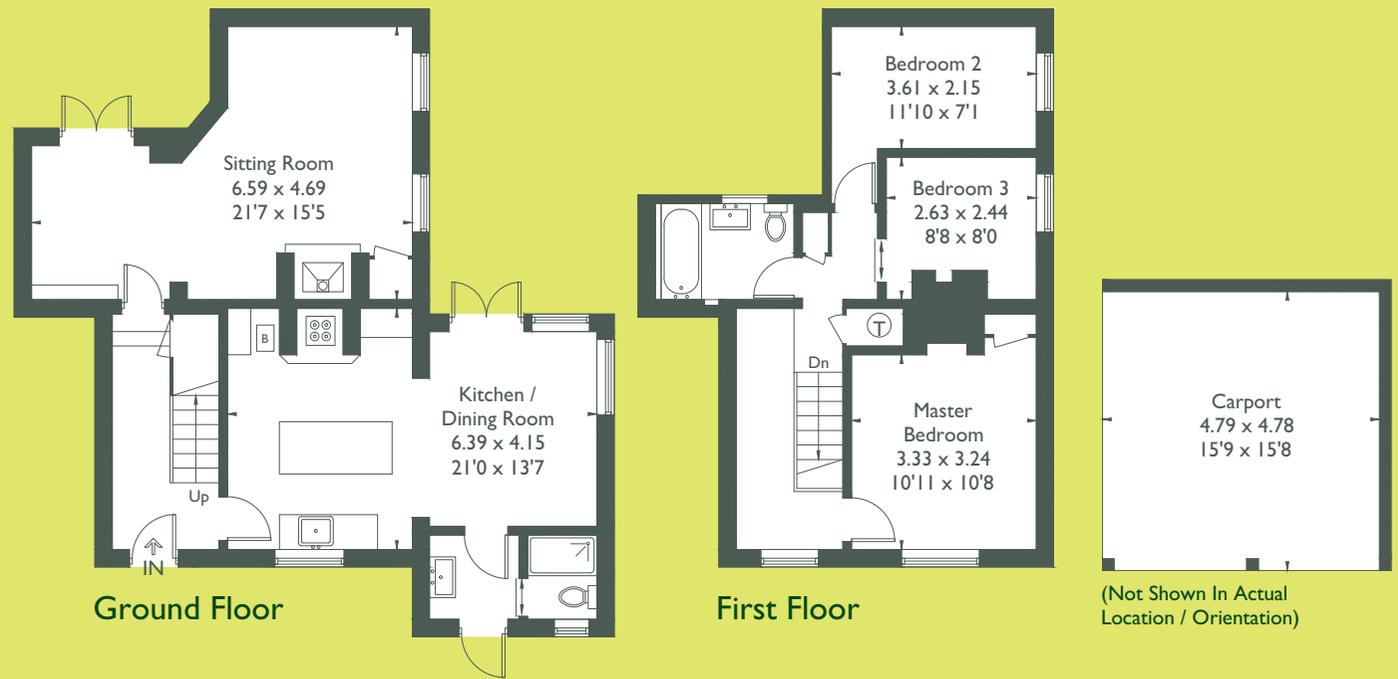
## Directions to GU32 1DX

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. Proceed along this lane for 0.4 miles where Stoner Hill Cottage will be found on the left hand side. If you get as far as the sharp bend around to the right, you have gone too far.



Viewing strictly by appointment

Approximate Gross Internal Area = 106.8 sq m / 1149 sq ft



FLOORPLANZ © 2018 0203 9056099 Ref: 214643

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.

**Services:** Mains water and electricity. Oil fired boiler providing hot water and central heating via radiators, private drainage.

**Local Authority:** East Hampshire District Council, [www.easthants.gov.uk](http://www.easthants.gov.uk), 01730 266551

**Council Tax:** Band E. **EPC:** F36.

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 2018.