



Week Green Farm

FROXFIELD | PETERSFIELD | GU32 1EA

Wilson | Hill

Master Bedroom with En Suite Shower Room | 6 Further Double Bedrooms (1 with En Suite Bathroom | Family Bathroom | Family Shower Room | Dining Hall | Drawing Room | Sitting Room | Family Room | Study | Kitchen/Breakfast Room | Walk in Larder | Cloakroom | Boot Room | Utility Room | Glazed Rear Hall | Cellar | Versatile Barn ancillary to the house currently used either as Games/Garden Room or Two Self Contained Bed/Sitting Suites | Substantial Outbuilding internally subdivided with Home Office, Play Room, Storage, Workshop Space and Garaging | Swimming Pool | Tennis Court | Charming well landscaped Garden, Grounds and separate Paddock in all about 5 Acres (2.04 ha)

Mileages: Petersfield 3 miles, Alton 11 miles, Alresford 11 miles, Midhurst 12 miles, Winchester 17 miles, Chichester 19 miles, Guildford 31 miles. Main line station and A3 at Petersfield.





“ This house has been the most wonderful family home flexing to our needs as the children have grown up here. Creative projects have been encouraged by having the covered space to paint, design, boat build or simply have room for friends to party or chill out in and family to visit. The house is a haven and has a timeless elegance set within a manageable but private garden ”





I The Property

A charming Grade II Listed Georgian farmhouse with a classical façade thoughtfully extended, providing a wonderful family house which can expand or contract according to family and generational needs. Overall a house with space for formal entertaining with several elegant reception rooms, yet with practical living space for day to day family needs and plenty of character from the period ancestry including several inglenook fireplaces, a traditional walk-in farmhouse larder and extensive cellar.

The first floor is approached over a fine gently rising turned staircase to a lovely light landing accessing five double bedrooms, two with en suite bath/shower rooms



and two further self-contained bedrooms on the second floor. A brilliant back staircase connects directly into the farmhouse kitchen with AGA ideal for rallying the family.



Clever extensions at the rear provide a wonderful and practical boot room with extensive storage space for dog beds, a downstairs cloaks and utility. A glazed passage provides a light atrium linking the back of the kitchen to a fabulous study with views over the garden.

The old farm barn and outbuilding have been brilliantly adapted for additional ancillary accommodation and substantial storage, workshop space, garaging and a fantastic venue for some wonderful family parties over the years. An amazing adaptable space as generational or home interests needs require.



Location

Week Green Farm is conveniently positioned close to the top of Stoner Hill on the edge of the Ashford Hangers ancient woodland, in the heart of the South Downs National Park. The Parish of Froxfield is a collection of rural hamlets rather than just one village. The house is set back off High Cross Lane which leads to the village centre (High Cross) 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.

The market town of Petersfield is only a 5 minutes' drive with its comprehensive range of facilities. The A3 also 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 along the A272. There are many highly regarded state and private, senior and junior schools in the area, including Bedales (5 mins drive), 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 well established and principally arranged either side and to the rear of the house in three areas. To the east the gravelled drive sweeps up one side of the house accessing the outbuildings and the back door. Beyond is a good expanse of lawn, a good area for children to kick a ball around or simply have a morning coffee on the small sheltered terrace with herb and vegetable beds. Behind the house is a sheltered sun trap framed by the house and a well stocked high bank as well as a large paved terrace ideal for alfresco dining. Steps lead up to the west garden where the pool and tennis court are discreetly screened behind well clipped high old yew hedges and separated by a lovely old brick and flint wall providing a back drop for an herbaceous and shrub bed.

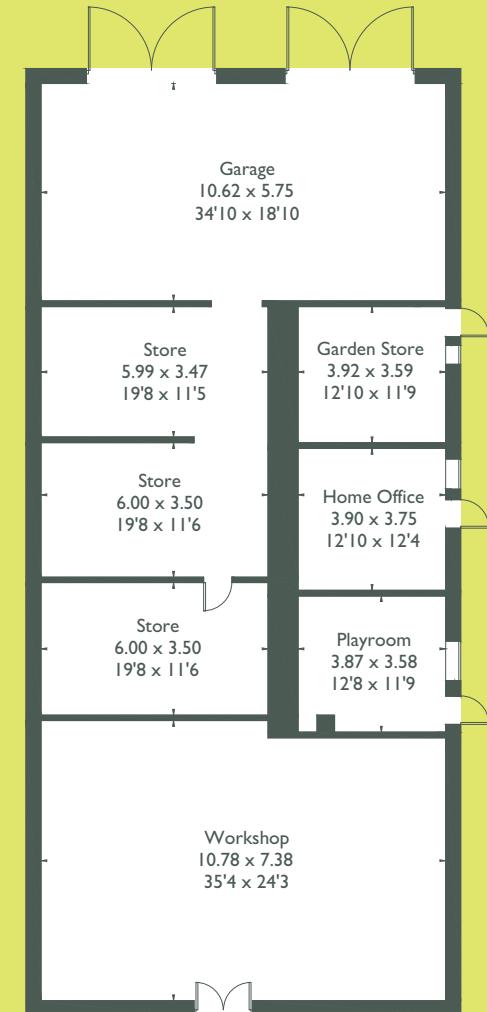
The gravelled driveway sweeps up in front of the house with parking space and a lovely tulip and lime tree both protected by a TPO and with a gentle bank of spring flowers.

On the other side of High Cross Lane is a large triangular paddock with road access mainly used for grazing and



well planted with two maturing wooded enclosures and bounded in the main by hedgerows. In all the garden and grounds are about 5 Acres (2.04 ha) of which just under 3.5 acres is paddock.

**Approximate Gross
Internal Area = 257 sq m / 2766 sq ft**



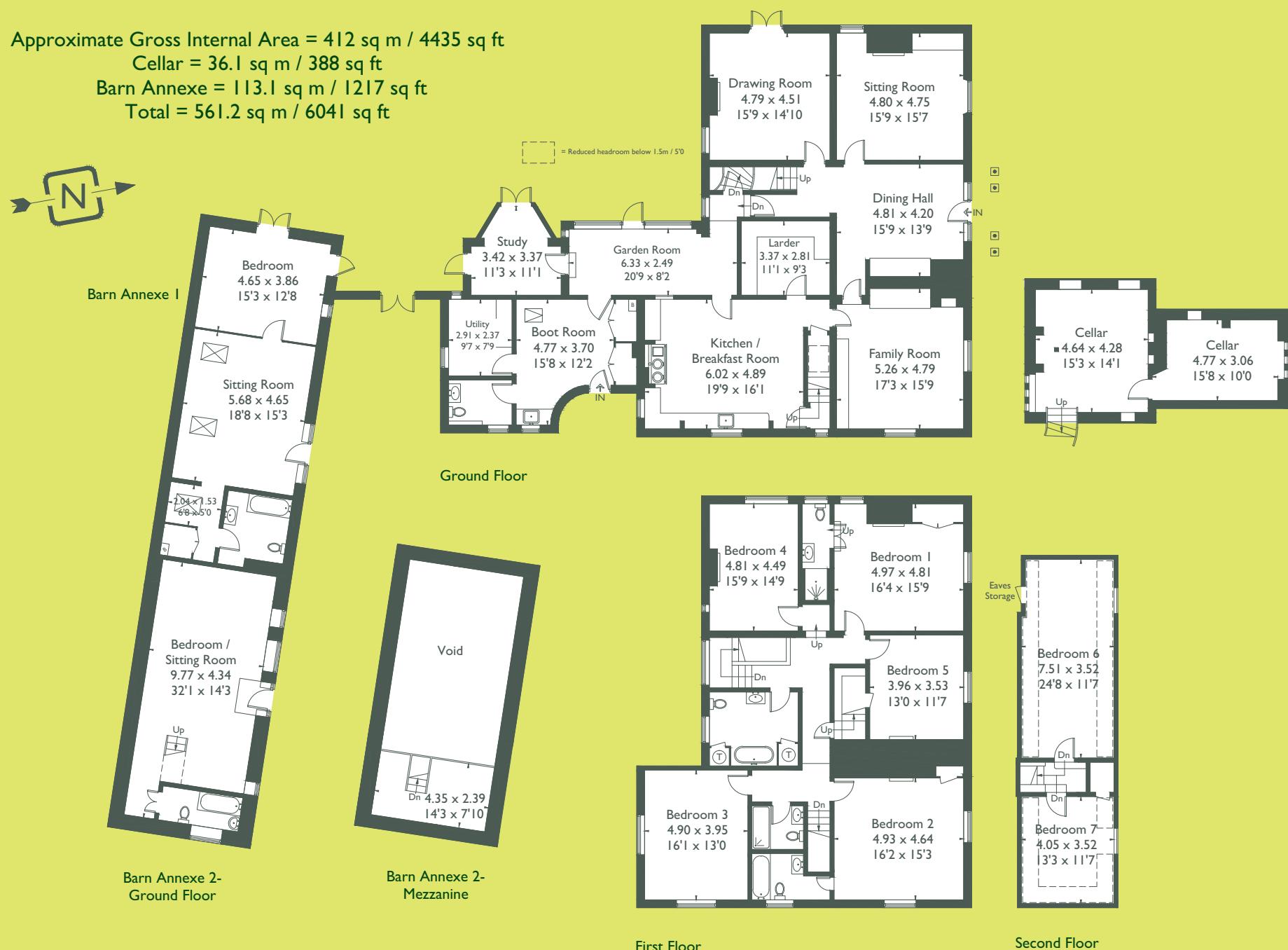
(Not Shown In Actual Location / Orientation)
Barn

Approximate Gross Internal Area = 412 sq m / 4435 sq ft

Cellar = 36.1 sq m / 388 sq ft

Barn Annexe = 113.1 sq m / 1217 sq ft

Total = 561.2 sq m / 6041 sq ft



Directions to GU32 1EA

From Petersfield/A3 leave on the exit/slip road marked Winchester/A272. Take the first exit off the roundabout into Petersfield. At the next roundabout take the 1st exit (marked Steep/Froxfield) follow Bell Hill proceeding 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/Privett and Week Green Farm is the first drive/house on your left.



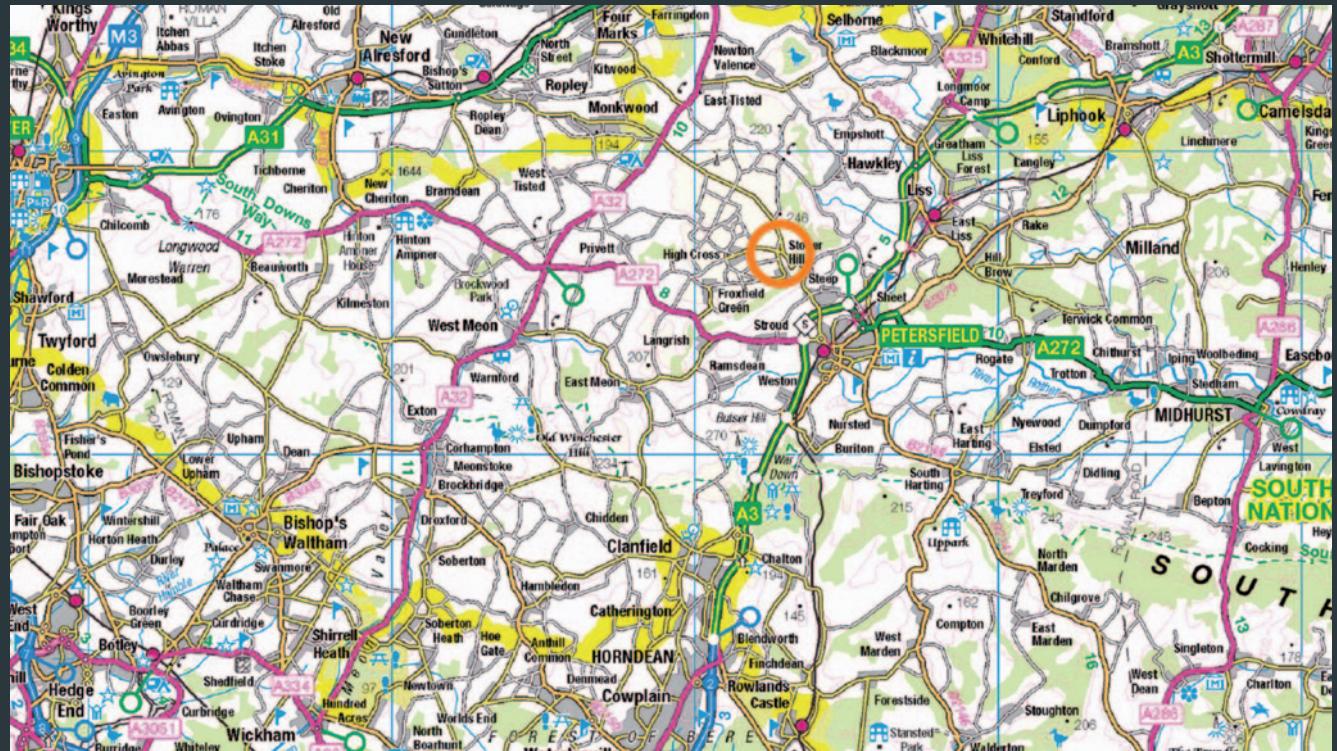
Services: Mains water and electricity. Oil fired boiler providing hot water and heating. Private drainage.

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

Council Tax: Band H.

EPC: None as a Listed property.

Viewing strictly by appointment



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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 dated April 2017 with photographs dated August 2013, April and August 2017.