



# 1 The Slade

FROXFIELD | HAMPSHIRE | GU32 1EB

Wilson | Hill

4 Bedrooms | 2 Bathrooms (1 En Suite) | Drawing Room | Study/Sitting Room | Conservatory | Kitchen/Breakfast Room | Utility Area | Cloakroom WC  
Substantial Internal Basement Cellar (2 Rooms) & Separate Externally Accessed Outer Cellar | 2 Single Garages  
Partly walled English country garden with small wooded copse in all just over 0.90 of an acre (0.364 ha)  
Mileages: Petersfield 3.5 miles, Alton 11.3 miles, Alresford 11.1 miles, Winchester 17.5 miles, Guildford 29.9 miles. Main line station and A3 at Petersfield.



## The Property

1 The Slade is a handsome house full of character with a versatile and light interior. The house is a wing of a larger Grade II listed Georgian country house which was subdivided in 1965 and forms a small community of its own within this wonderful rural village.

The accommodation is spread over basement, ground, first and second floors providing flexible space as generational needs develop. The fine conservatory provides a lovely entrance area or can be a children's playroom as needs arise. The main reception room has elegant proportions, a southerly aspect with large sash windows letting the natural light in and a fine working

open fireplace for winter needs. The kitchen has back door access and aspect into the rear garden and is well placed adjacent to the sitting room/snug, which also leads back to the conservatory the latter having the original tiled floor. The brilliant basement has two large rooms providing plenty of storage options or scope for further domestic uses, subject to listed building consent. Upstairs there are two double bedrooms and two bathrooms (one en suite) with two further double attic bedrooms. Overall a house for all generations, which can fill or contract according to family needs.



## | Location

It is all about being in the country, tucked down a lane, yet with neighbouring cottages and houses nearby and in the heart of the South Downs National Park. The parish of Froxfield is more a collection of rural hamlets rather than just one village with High Cross at its centre which has: a village primary school, large Jubilee Hall with sports clubs, church and a shop (with Post Office). Petersfield is handy with its comprehensive range of facilities. The extensive network of local lanes provides amazing walks, cycling routes and access to footpaths, ideal for any country/outdoor enthusiasts. The Slade is well positioned on the eastern edge of High Cross backing on to farmland, but also walking distance of the heart of the village.

The A3 provides great regional transport links to Guildford and Portsmouth (ferry services). Chichester and Winchester are also within reach. There are well regarded state and private schools within the region, including Bedales and Churcher's at Petersfield, where

there is also a station with 4 trains an hour to London via the Portsmouth Harbour to Waterloo service.

## | Outside

The garden is a joy, well landscaped and stocked over the years combining an area of lawn and a wooded copse to the front and side with a mixture of mature native trees under planted with spring bulbs. A partly walled garden wraps around the rear of the house and backs onto farmland. There is a lovely high old wall on two sides providing a sheltered suntrap with several well stocked herbaceous borders, a circular walled pond, a sunken herb garden with fruiting fig tree to the walled side and a good selection of mature shrubs providing shape, colour and seasonal scent. In all just over 0.90 of an acre (0.364 ha).

The 'in and out' gravelled driveway has shared access with the other Slade residents and sweeps past the front of the house with an off shoot drive to the designated two single garages.



## I Directions to GU32 1EB

From Petersfield leave via Bell Hill (marked Steep/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/Privett. After 0.6 of a mile you pass a right turning (Blackmore Farm) and immediately after the road starts to dip downhill turn almost immediately right into the gravelled entrance to The Slade.



“ This has been a wonderful home, much loved for over 25 years. It has accommodated our family with ease whether expanding or contracting. The peaceful walled garden has been a haven for humans and nature alike with the wooded area and views beyond providing much pleasure to all generations ”

Viewing strictly by appointment

Approximate Gross Internal Area = 250.8 sq m / 2700 sq ft  
Cellar = 64.5 sq m / 694 sq ft  
Garage = 26.8 sq m / 288 sq ft  
Log Store = 7.4 sq m / 80 sq ft  
Total = 349.5 sq m / 3762 sq ft

 = Reduced headroom below 1.5m / 5'0"



FLOORPLANZ © 2018 0203 9056099 Ref: 223812

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 heating. Shared Private drainage.

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

**Council Tax:** Band F. **EPC:** Not applicable as Listed building.

**Agents Note:** We understand the property is sold with a 999 year lease from 6 October 1994. Maintenance of the communal drive, filing of annual company accounts and emptying/maintenance of the private drainage system are regarded as shared expenses between the residents and the costs are split accordingly. 1 The Slade is a shareholder in the management company, The Slade (Froxfield) Ltd.

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 December 2018.

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