



Barnetside Farm

BARNETSID | FROXFIELD | HAMPSHIRE | GU32 1BZ

Wilson | Hill

3 Bedrooms | Bathroom | Shower Room | Entrance Hall | Cloakroom | Sitting Room with Study off | Large Kitchen/Dining Room | Parking | Gardens | Hot Tub

Petersfield 4.2 miles, Winchester 16 miles, Guildford 27.5 miles, London 58.5 miles.



| The Property

Barnetside Farm is an attractive well proportioned cottage dating we understand from the first half of the 19th Century with brick and flint elevations under a tiled roof. The property is very well presented and offers surprisingly light and spacious rooms including three bedrooms, a bathroom and a shower room on the first

floor, whilst on the ground floor there is a good sized sitting room with study off and a large kitchen/dining room with Rayburn range. There is a large area of parking provided together with a private garden which includes an area of decking with a hot tub. An early appointment to view is strongly recommended.

| Location

Froxfield is more a collection of hamlets rather than one village, with High Cross at its centre which is 2.1 miles from the house and has a village school and shop. There are also two pubs nearby, these being The White Horse within easy walking distance 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 4.2 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.

I Outside

To the front and side of the cottage there is a good sized parking area and then a path leads around to the garden which is well enclosed and is made up of a terrace by the side of the house leading to lawns and then to the rear there is an area of decking with the hot tub and beyond this a storage area where the oil tank and gas for the range are located.



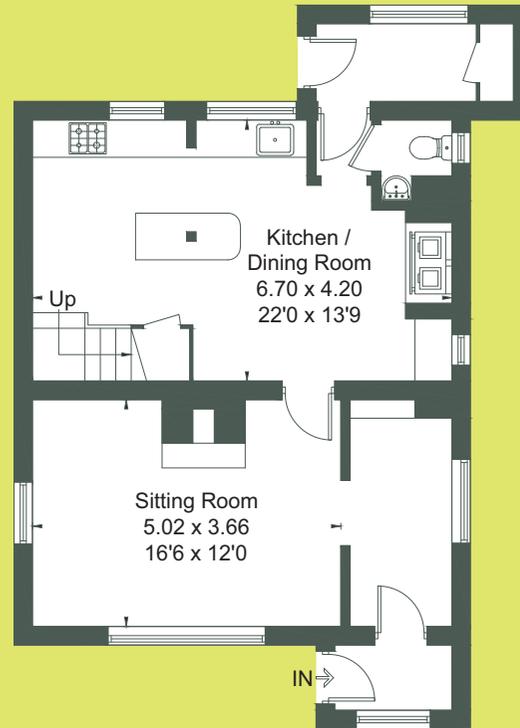
Directions to GU32 1BZ

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 carry straight on go past The Trooper Pub and on for a further 0.8 miles where you will see Barnetside Farm on the right hand side.

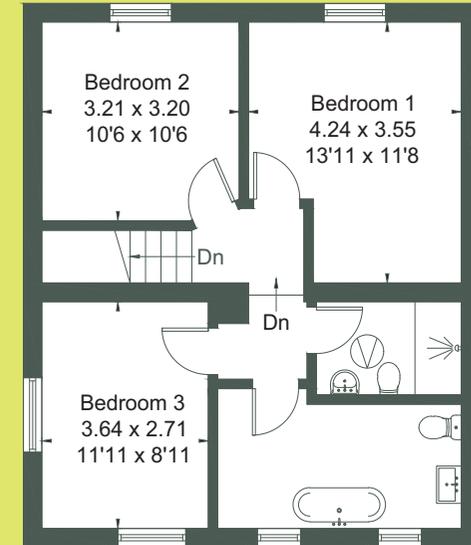


Viewing strictly by appointment.

Approximate Area = 119 sq m / 1281 sq ft
Including Limited Use Area (0.8 sq m / 9 sq ft)



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 257109

Services: Mains water and electricity. Oil fired boiler providing hot water and central heating via radiators, gas fired Rayburn range for cooking, private drainage shared with some adjacent properties. Further information will be provided by our client's solicitors.

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

Council Tax: Band F **EPC:** E47

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.

Photographs and details dated July 2020.

