



Ashford House

BARNETSIDES | FROXFIELD | HAMPSHIRE | GU32 1BZ

Wilson | Hill

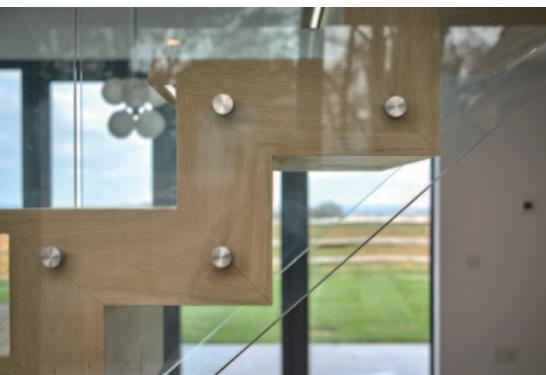
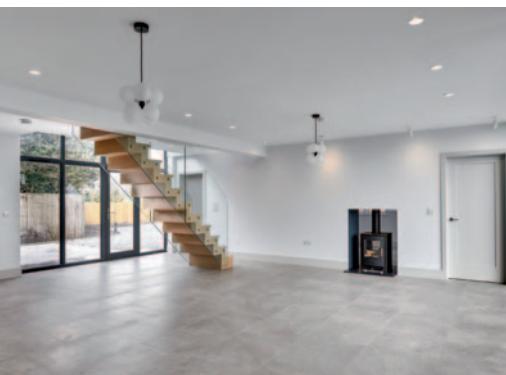
Master Bedroom with Dressing Room and En Suite Bathroom | Guest Bedroom with En Suite Shower Room | 3 Further Bedrooms | Family Bathroom | Entrance Lobby | Cloakroom
Sitting Room | Large Open Plan Kitchen/Dining/Family Room | Study | Playroom | Utility/Boot Room | Larder | Integral Double Garage | Gardens | Distant Rural Views
In all the Gardens and Field/Paddock of about 1 Acre (0.4ha)

Petersfield 4.2 miles, Chichester 20 miles, Winchester 16 miles, Guildford 27.5 miles, London 58.5 miles



| The Property

Ashford House is a stylish, well proportioned and flexible newly built family house, finished to a high specification, situated within an exclusive small development and enjoying a rural setting with distant views to the rear towards Hindhead and the Hog's Back. The property has been thoughtfully designed to maximise the outlook across the garden, separate field/paddock and distant views beyond, whilst carefully combining both traditional and contemporary touches including wood burning stoves, glass balustrading, underfloor heating and a stylish fitted kitchen with island unit. A vaulted entrance lobby with glass balustraded stairs rising to the first floor leads to a generous, light, open plan kitchen/dining/family room with a range of contemporary fitted kitchen units and separate island. Additional ground floor accommodation comprises a separate sitting room with back-to-back woodburning stove, study, playroom, spacious utility/boot room with separate larder and access to an integral double garage. On the first floor, the property offers a master bedroom and separate guest bedroom, both with





en suite facilities and enjoying beautiful far reaching distant views to the rear across the neighbouring countryside and three further bedrooms and a family bathroom.

Outside

Ashford House is approached through electric double gates and an attractive, gravelled shared drive leads to a private parking area and access to a double garage with twin up and over doors. Landscaped borders at the front and a side gate leads to the rear garden which offers a paved, terraced area and formal lawn beyond with attractive post and rail fencing as its boundary. A rear garden gate opens onto a public



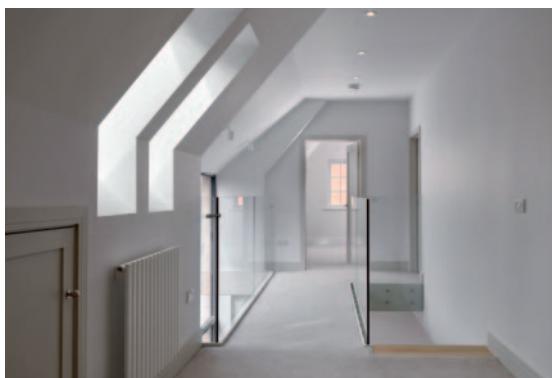
footpath (see agents' note) and a further double gate across from the rear garden gate provides access to an enclosed separate field/paddock beyond, which boasts a delightful rural aspect also enclosed by post and rail fencing. In all the gardens and field/paddock extend to approximately 1 acre (0.4ha).

Location

Froxfield is more a collection of hamlets rather than one village, with High Cross at its centre which is approximately 2.1 miles distant from Ashford House which offers a village school and shop. There are two public houses under a mile away so within easy walking distance and Petersfield with its



comprehensive range of shopping and recreational facilities and mainline station is 4.2 miles away. Petersfield has an excellent range of schools including Bedales, Churcher's College and Ditcham Park and the A3 provides good transport links to the M25 and beyond. 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 criss-crossed by footpaths and bridleways including the South Downs Way and Hanger Way nearby.



Directions to GU32 1BZ

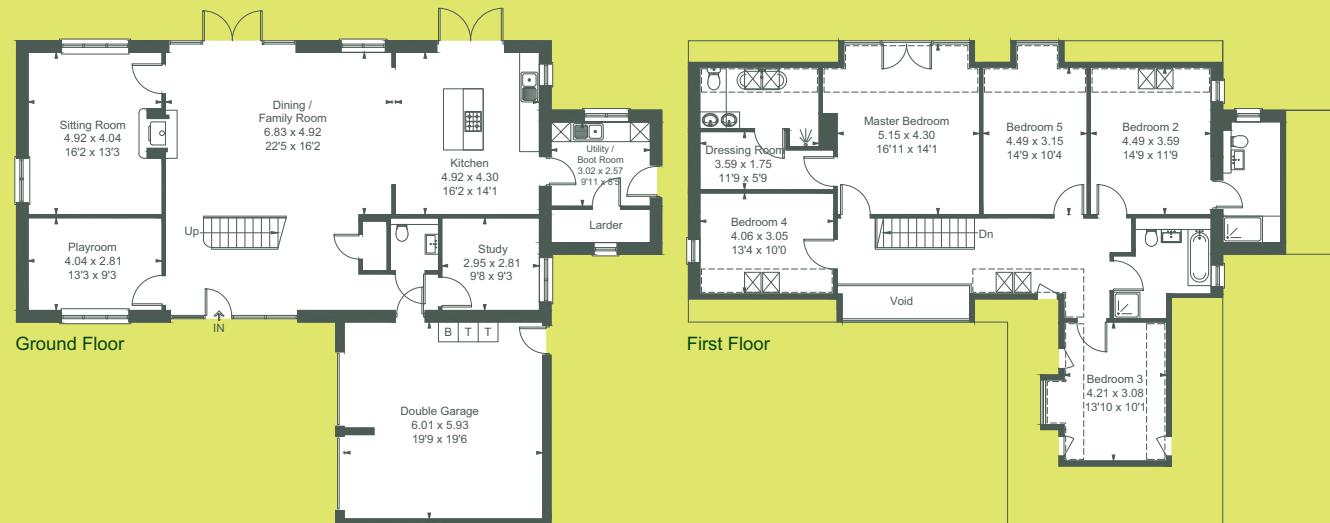
On arriving at Petersfield on the A3, take the second exit signed to Winchester A272. At the bottom of the slip road turn left into Petersfield and at the next roundabout take the first left signed to Froxfield. Proceed out of the town through Steep and straight on up Stoner Hill. At the top of the hill carry straight on passing The Trooper Inn Pub and continue on for a further 0.8 miles where you will see Barnetside on the right hand side. Turn right into the drive and follow the drive through electric double gates, where you will see two houses ahead of you. Ashford House is the property located on the right.



Agents' Note: A public footpath is located at the rear of the garden between the formal garden and the field/paddock land beyond. There is gated access from the garden and paddock onto the public footpath which leads to Warren Lane.

Viewing strictly by appointment.

Approximate Floor Area = 304.2 sq m / 3264 sq ft
(Including Garage & Excluding Void)



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TRANSCRIBED FROM ARCHITECT DRAWINGS

Services: Mains water and electricity. Ground source heat pump for hot water and heating via an underfloor system, private drainage via shared Klargestor sewage treatment plant. Fibre to the property (FTTP). Further information on the services will be provided by our client's solicitor.

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

Council Tax: To be assessed. **EPC:** B83.

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 April 2021.

