



Slade Barn

PETERSFIELD | FROXFIELD | HAMPSHIRE | GU32 1EB

Wilson | Hill

Main Barn: Master Bedroom with Ensuite Bathroom | 3/4 Further Bedrooms | Family Bathroom | Family Shower Room | Drawing Room | Dining/Family Area
Galleried Family/Games Room | Kitchen/Breakfast Room | Study/Bedroom 5 | Cloakroom WC | Utility Room | Larder | Pantry/Store

The Granary: Double Bedroom | Bathroom | Reception Room | Kitchen

Parking for Several Cars | Double Garage | Gardens and Grounds including pond with decked area and separate Woodland (Slade Dell), in all about 1.65 acres (0.668 ha)



| The Property

Slade Barn is an attractive barn of significant character, converted in 1995, offering light, well proportioned and versatile accommodation throughout. The spacious, open plan drawing room with large central inglenook fireplace, is situated on the first floor and enjoys some delightful, elevated views across the gardens on both sides of the property and neighbouring countryside beyond. On the ground floor, the property enjoys a spacious open plan kitchen/breakfast room, housing an Aga, with a family/games room in addition with doors

providing access to both the front and rear gardens. The property offers many character features throughout including exposed timbers, Yorkstone flooring and high ceilings and boasts five bedrooms.

The Granary is a delightful, Grade II listed, detached annexe, believed to date back to 1750 and mounted on original staddle stones. Offering abundant charm and character, the building is ideally suited as either additional ancillary accommodation to Slade Barn, or a wonderful office/studio.





Location

Enjoying a lovely rural position within Froxfield, with neighbouring cottages and houses, the property is situated within 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 well-regarded village primary school, large Jubilee Hall with sports clubs, church and a shop (with Post Office), within walking distance of Slade Barn. Petersfield, approximately 3.5 miles distant, offers a more comprehensive range of facilities. The extensive network of local lanes provides amazing walks, cycling routes and access to footpaths, ideal for country/outdoor enthusiasts. Slade Barn is well positioned on the eastern edge of High Cross, but also within 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 College at Petersfield and Ditcham Park School near South Harting. There is a mainline train station at Petersfield with scheduled services to London via the Portsmouth Harbour to London Waterloo service.



Outside

The property is approached via wooden gates opening to a large, gravelled parking area providing access to the double garage and to The Granary. Slade Barn itself is surrounded by its own gardens and grounds, which are predominantly lawned, with clearly defined boundaries offering much privacy. Within the gardens is a large pond enclosed by picket fencing around its perimeter providing safety, with a lovely raised decked area housing an oak gazebo with slate roof providing a wonderful outdoor dining/entertaining space, also affording lovely views towards the barn, across the pond and towards the neighbouring countryside. In addition to the formal gardens, the property also enjoys a separate area of Woodland (Slade Dell), which is located on the other side of the road from Slade Barn. In all the gardens, grounds and woodland (Slade Dell) extends to about 1.65 acres (0.668 ha).



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, having passed a lovely white Regency property, the entrance to Slade Barn is shortly on the right hand side.



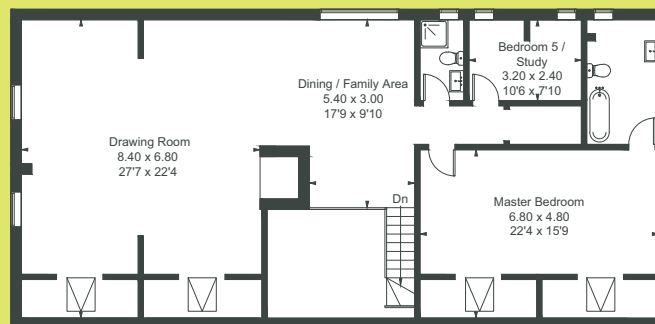
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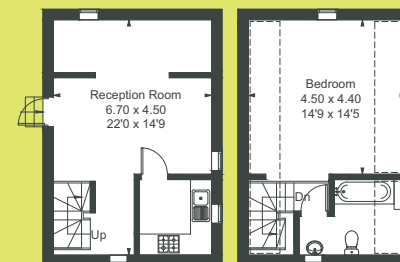
Mileages: Petersfield 3.5 miles, Alton 11 miles, Alresford 12 miles, Winchester 13 miles, Guildford 28 miles

Viewing strictly by appointment.

Approximate Floor Area
Main House = 289.0 sq m / 3112 sq ft
Garage = 37.0 sq m / 396 sq ft
Granary = 60.0 sq m / 650 sq ft
Total = 386.0 sq m / 4158 sq ft



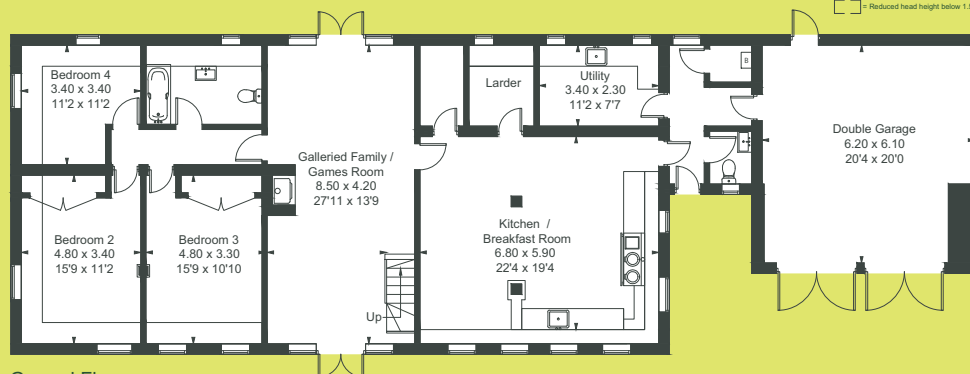
First Floor



Granary -
Ground Floor

Granary -
First Floor

(Not Shown In Actual Location / Orientation)



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 295650

Services: Oil fired central heating; Mains electricity;
Mains water; Private drainage

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

Council Tax: Band G. **EPC:** Slade Barn: D58

EPC: The Granary – Not applicable as Listed building

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 March 2022

01730 262600 | info@wilsonhill.co.uk | wilsonhill.co.uk

4 Lavant Street Petersfield GU32 3EW



Wilson | Hill