



The Old Barn

BARNETSIDE | FROXFIELD | HAMPSHIRE | GU32 1BZ

Wilson | Hill

Master Bedroom with Ensuite Shower Room | Guest Bedroom with Ensuite Shower Room | 2 Further Bedrooms | Family Bathroom | Large Open Plan Sitting/Dining/Kitchen Area
Study | Parking | Gardens

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



| The Property

The Old Barn is a beautifully converted barn recently completed to a very high specification and being a really interesting blend of contemporary and period. At its heart there is a large open plan area made up of a sitting/dining/kitchen area and above this a mezzanine with open plan master bedroom and study.

In a side wing there is a guest bedroom with ensuite shower room, two further bedrooms and family bathroom. There has been a real attention to detail in the finishing of the property with very interesting lighting plan, attractive bathrooms and real loft/warehouse feel in the main part of the barn.

The barn sits in attractive gardens and parking is also provided. This is one that has to be viewed to truly appreciate the quality of the finish.

| Location

Froxfield is more a collection of hamlets rather than one village, with High Cross at its centre which is 1.3 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 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.

Outside

A shared drive leads past the side of the property and gives access to the parking area and adjacent to this is the main garden to the rear of the barn. There is a large terrace area and beyond this open areas of lawn bounded by timber fencing. On the other side there is a further courtyard garden, again with a large terrace and then the remainder is finished with stone gravel for ease of maintenance.



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 past The Trooper Pub and on for 0.8 miles and you will see The Old Barn on the right hand side. Turn right just beyond it into the drive, follow it along for a few yards where you will then see the parking for The Old Barn on the right hand side.



Viewing strictly by appointment.

Approximate Area = 203 sq m / 2185 sq ft
(Excluding Void / Including Eaves)
Including Limited Use Area (17.3 sq m / 186 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 257108

Services: Mains water and electricity. Ground source heat pump for hot water and heating via an underfloor system, private drainage via shared Klargester sewage treatment plant. Further information on the services will be provided by our clients solicitor.

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

Council Tax: To be assessed **EPC:** C76

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.

