



Roundhills House

BARNETSID | FROXFIELD | HAMPSHIRE | GU32 1BZ

Wilson | Hill

Master Bedroom with Dressing Room, En Suite Bathroom and Walk-in Wardrobe | Guest Bedroom with Dressing Room, En Suite Shower Room and Walk-in Wardrobe
2 Further Bedrooms | Family Bathroom | Entrance Hall | Sitting Room | Large L-shaped Open Plan Kitchen/Dining/Family Room | Study | Utility/Boot Room | Cloakroom
Detached Double Garage | Gardens and Separate Field/Paddock | 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

Roundhills House is an attractive, comfortable and adaptable newly built family house, finished to a high specification and situated within an exclusive small development, enjoying a rural setting with distant views to the rear towards Hindhead and the Hog's Back. The property offers a distinctive modern farmhouse feel throughout with exposed flagstone tiled floors, fireplaces with wood burning stoves and traditional yet flexible living accommodation ideally suited to the current trends of family living. On the ground floor is a light and spacious L-shaped kitchen/dining/family room with an extensive range of fitted units and a central island, a formal sitting room, separate study and very practical utility/boot room and cloakroom. The first floor offers a master bedroom and guest bedroom both benefitting from en suite facilities, dressing rooms and walk-in wardrobes, two further double bedrooms and a family bathroom.





Location

Froxfield is more a collection of hamlets rather than one village, with High Cross at its centre which offers a village school and shop. There are two public houses less than a mile away so within easy walking distance and Petersfield with its comprehensive range of shopping and recreational facilities is 4.2 miles away. Petersfield has an excellent range of schools including Bedales, Churcher's College and Ditcham Park, and access to the A3 which 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.

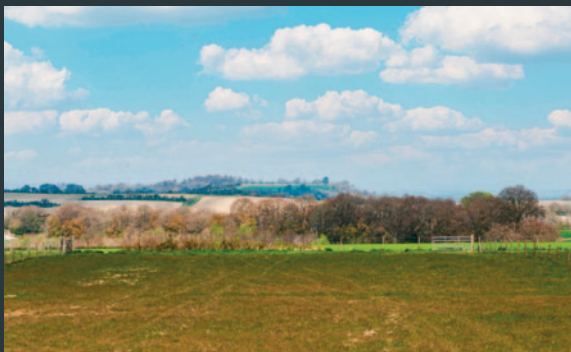
Outside

Roundhills House is approached via electric double gates leading to an attractive, gravelled shared drive leading to a private parking area and access to a detached double garage. Landscaped borders edge the front of the property with further lawned areas, a wide side access and a separate 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, also enclosed by post and rail fencing which boasts a delightful rural aspect. In all the gardens and field/paddock extend to approximately 1 acre (0.4ha).



I Directions to GU32 1BZ

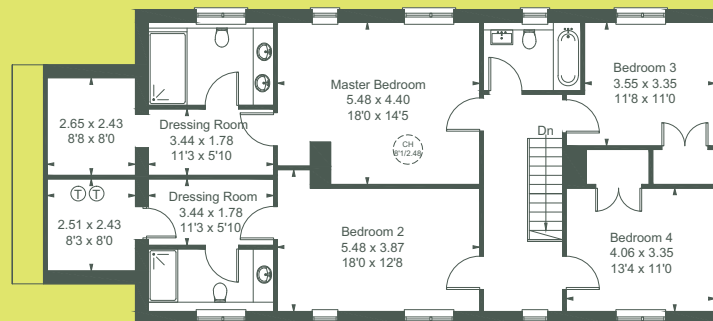
On arriving at Petersfield on the A3, take the second exit signed to Winchester A272. At the bottom of the slip road turn left into Petersfield and at the next roundabout take the first left signed to Froxfield. Proceed out of the town through Steep and straight on up Stoner Hill. At the top of the hill 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. Roundhills House is the property located on the left.



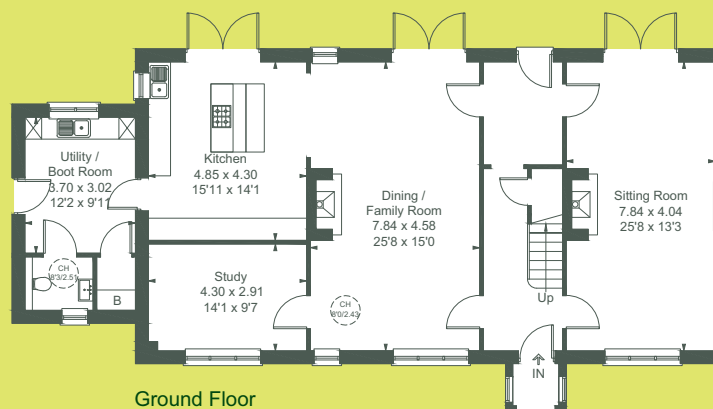
Agents' Note: A public footpath is located at the rear of the garden between the formal garden and the field/paddock land beyond. There is gated access from the garden and paddock onto the public footpath which leads to Warren Lane.

Viewing strictly by appointment.

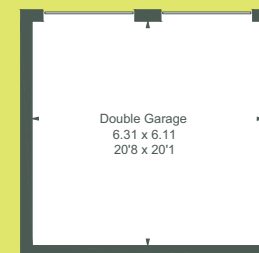
Approximate Floor Area = 273.7 sq m / 2946 sq ft
Double Garage = 38.4 sq m / 413 sq ft
Total = 312.1 sq m / 3359 sq ft



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

Drawn for illustration and identification purposes only by fourwalls-group.com 276615
TRANSCRIBED FROM ARCHITECTS DRAWINGS

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. 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.

