



## School House

FROXFIELD | HAMPSHIRE | GU32 1EG

Wilson | Hill



4 Bedrooms | 3 Bathrooms (1 En Suite) | Sitting Room | Snug | Kitchen/Breakfast Room | Larder | Utility Room | Cloakroom WC | Garden | Off Road Parking

Mileages: Petersfield 3.7 miles, Winchester 16.4 miles, Guildford 30.1 miles, London Waterloo 57 miles, South Coast 13 miles

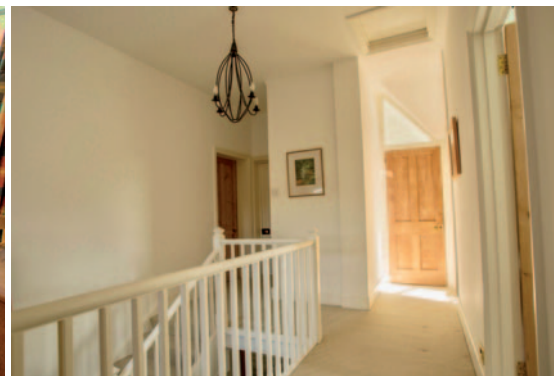
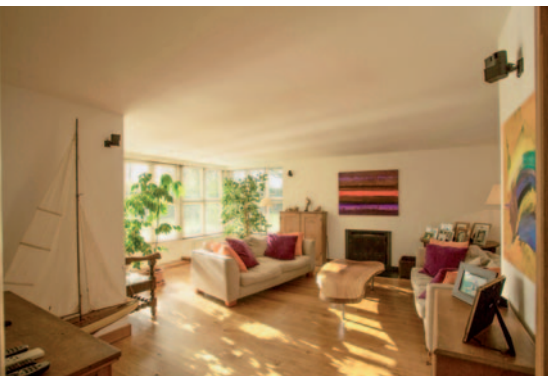
Petersfield Mainline station and easy access to A3



### **| The Property**

Built in 1875, the School House is attached to a small and thriving village primary school. It is an attractive brick and flint family house restored and extended to create a warm and spacious home. The rooms are well proportioned with lofty ceilings and the kitchen and bathrooms offer a high standard of fixtures and fittings. There is a good sized west facing garden, an enclosed courtyard area with separate outhouse/utility room and parking for up to four cars.

The accommodation includes two large double aspect reception rooms both featuring open fireplaces, an impressive kitchen/breakfast room with walk-in larder, downstairs cloakroom and enclosed porch. Upstairs there are four generous bedrooms (all with views across the parish) and three bathrooms (one en suite to the master bedroom).







## Location

The hamlet of High Cross in the parish of Froxfield offers a primary school, a day nursery, a village hall with sports clubs, a church and a shop/post office. It is in the heart of the South Downs National Park with extensive recreational activities and rural pursuits. There are two excellent public houses within walking distance or a short drive. The historic market town of Petersfield is a 10 minute drive with plenty of shops, restaurants, a large heathland area and boating pond. There are two markets held every week and a monthly farmers' market. There is a charming open air swimming pool, a large modern fitness centre, several tennis clubs and two golf clubs,

The A3 provides great regional transport links to London, Guildford and Portsmouth (ferry services to France and Spain). Chichester and Winchester are also within easy reach as are the harbours and creeks of the South Coast. There are highly regarded state and private schools within the region including Bedales, Ditcham Park and Churcher's. Petersfield mainline station has four

trains an hour to London (55 minutes) via the Portsmouth Harbour to Waterloo service.

## Outside

The garden is a well landscaped and stocked over the years combining courtyard, sunny patio, large shed, pond and lawn. The courtyard provides wood and coal storage and an out-house/utility room for housing washing and drying machines along with storage units.



## I Directions to GU32 1EG

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. Follow the lane for one mile and on entering High Cross, the School House can be found on the left hand side, just beyond the village school.



**Services:** Mains water, electricity, Calor Gas below-ground tank, Calor Gas boiler, private drainage shared with the school next door. Superfast Broadband.

**Local Authority:** East Hampshire District Council, [www.easthants.gov.uk](http://www.easthants.gov.uk), 01730 266551

**Council Tax:** Band E. **EPC:** E39.

**Viewing strictly by appointment.**

Approximate Floor Area = 185.9 sq m / 2001 sq ft  
(Excluding Reduced head height / Including Utility Room)



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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 May 2021 and December 2018.

