



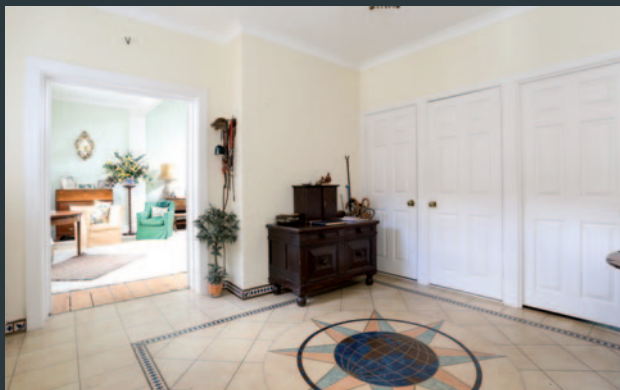
Stoner End

STONER HILL ROAD | FROXFIELD | HAMPSHIRE | GU32 1DX

Wilson | Hill

5 Bedrooms | Dressing Room/Bedroom 6 | 2 Bathrooms (1 En Suite) | Entrance Hall | Vaulted Drawing Room | Dining Room | Study | Sitting Room/Family Room
Kitchen/Breakfast Room with electric AGA | Utility Room | Cloakroom WC | Integral Squash Court with viewing gallery | Double Garage with old Greenhouse/Store behind
Partly walled English country garden with Gazebo and small wooded copse in all just under 0.5 of an acre (0.195 ha)
Mileages: Petersfield 3.4 miles, Alton 11.4 miles, Alresford 11.5 miles, Winchester 17.7 miles, Guildford 29.6 miles
Main line station and A3 at Petersfield





“This is a house with real soul, everyone loves to stay and the grandchildren just adore the squash court. It is a brilliant house in which to entertain as you have so many options. You can also lose yourself in any corner, retreat to the wonderful garden or meander down one of the many local country walks”



I The Property

Stoner End is a wonderfully eccentric house full of character with a versatile and spacious interior. The house is a wing of a large country house which was subdivided in the 1950's and forms a small community of its own within this wonderful rural village.

The ground floor area is substantially larger than the first floor as the vaulted drawing room and integral squash court provide amazing entertaining and recreational space in a self-contained wing. This is balanced by three further comfortable reception rooms and a well positioned kitchen/breakfast room overlooking the garden to the rear.

Upstairs there are three double bedrooms on the first floor with two bathrooms (one en suite), a dressing room and two attic bedrooms. There may be scope to integrate the squash court by insertion of a first floor and create additional ancillary space or room to work from home, it is all very versatile with further potential subject to planning.

A house for all generations, which can fill or contract according to family needs. The squash court has been much enjoyed as a court, but also for family parties and even cycling lessons. A unique home.



Location

It is all about being in the country, tucked down a lane, yet with neighbouring cottages and houses nearby and in the heart of the South Downs National Park. Froxfield is more a collection of rural hamlets rather than just one village, with High Cross at its centre which has a village primary school, large Jubilee Hall with sports clubs and a shop (with post office). Petersfield is handy with its comprehensive range of facilities. The extensive network of local lanes provides

amazing walks, cycling routes and access to footpaths, ideal for any country/outdoor enthusiasts.

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 Churchers at Petersfield, where there is also a station with 4 trains an hour to London via the Portsmouth Harbour to Waterloo service.





Outside

The garden is a joy, well landscaped and stocked over the years and mainly arranged to the rear of the house. There is a paved terrace behind the house with steps up into a partly walled garden, with a lovely high old wall on one side contrasting with a mature hedge to the other and a small wooded copse to the rear which provides a sheltered suntrap garden. There is a deep herbaceous border to the walled side and a good

selection of mature shrubs providing shape, colour and seasonal scent. The copse has a selection of mature trees including varieties of beech, silver birch and fir. In all just under 0.50 of an acre (0.195 ha)

The gravelled driveway has shared access with the neighbour and sweeps up the side of the house to the double garage.

Approximate Gross Internal Area = 432.2 sq m / 4652 sq ft

Garage = 35.8 sq m / 385 sq ft

Potting Shed = 8.9 sq m / 96 sq ft

Gazebo = 18.7 sq m / 201 sq ft

Total = 495.6 sq m / 5334 sq ft



FLOORPLANZ © 2017 0203 9056099 Ref: 197054

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

I Directions to GU32 1DX

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 100 yards turn left into Stoner Hill Road and follow this lane for a 0.4 mile and turn right into the drive of Stoner End (beside the lamp post).

Services: Mains water and electricity. Oil fired boiler providing hot water and heating. Shared private drainage.

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

Council Tax: Band G

EPC: F27



Viewing strictly by appointment



Agents Note: We understand there are reciprocal rights with the neighbour for access/turning cars over designated areas of the drive. The shared private foul water drainage cost is shared by 6 properties. There is also a private arrangement with the neighbouring Coach House for some surface water drainage which in 2017 was £30 per annum.

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 September 2017.

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Wilson | Hill