



Petersfield, Hampshire

£700,000



# Petersfield, Hampshire

A beautiful period three bedroom detached cottage. Originally two separate cottages converted into one. It has a wealth of character features and offers extremely versatile accommodation.

On entering the front porch there is hanging space for coats and plenty of space for shoes, through a door and into the house. To your left you will find a downstairs W/C, through a door and you're into the kitchen/dining room. To the rear of the property is the lounge which also has the added bonus of a porch, in turn, has a door leading to the private and secluded rear garden.

To the first floor there are three good sized bedrooms and two separate bathrooms.

The beautiful private and secluded rear garden is well stocked with a new patio and mature plants. Nearby to miles of beautiful countryside walking.

To the front of the property is a fully enclosed private driveway with off-street parking for several cars.

Properties in this location are very sought after, and early viewing is strongly recommended.

Freehold

- Beautiful Character Cottage
- Three Bedrooms
- Stunning Gardens
- Gated
- Off-Street Parking
- Sought After Location



# Floorplan

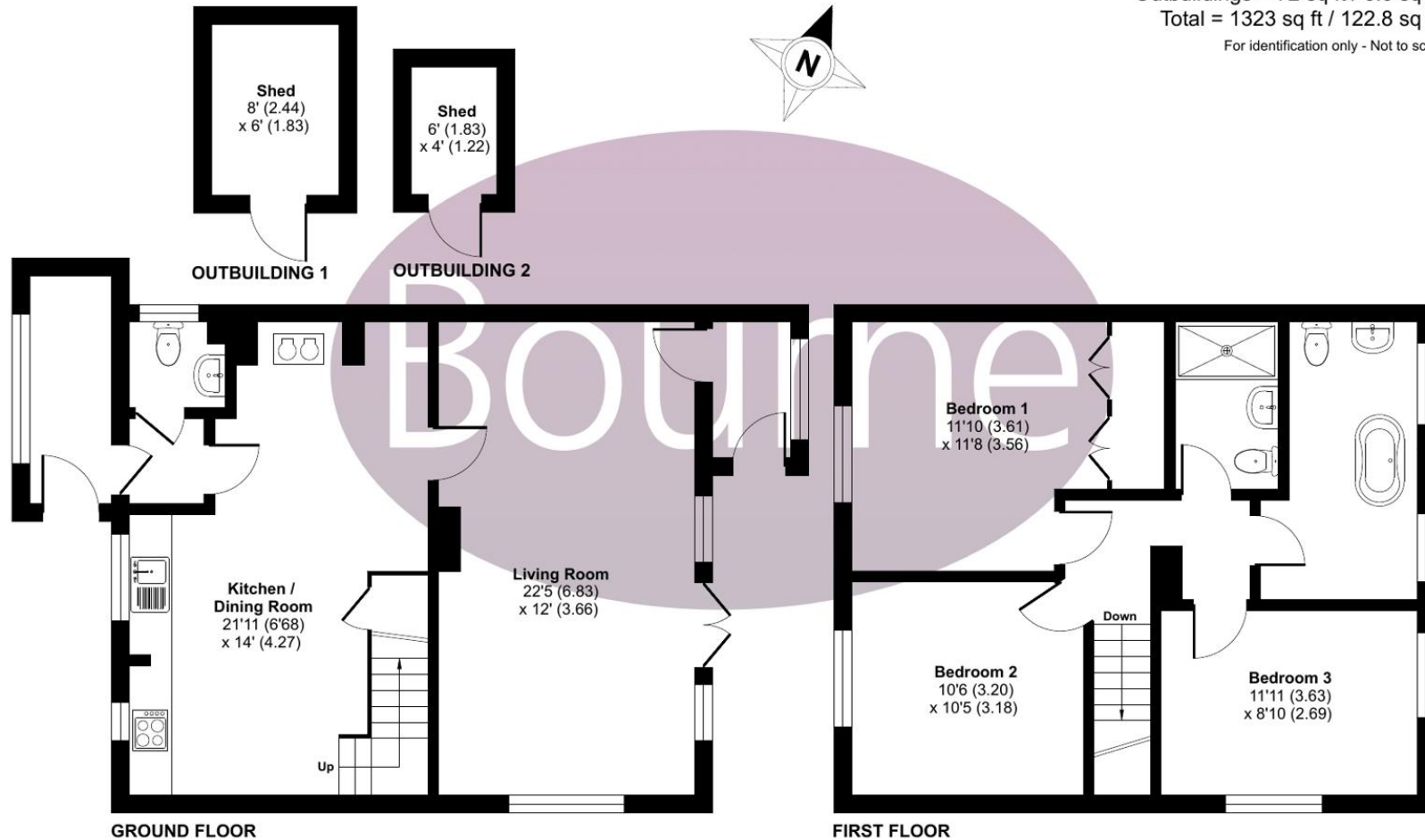
## Barnet Side Farm Froxfield, Petersfield, GU32

Approximate Area = 1251 sq ft / 116.2 sq m

Outbuildings = 72 sq ft / 6.6 sq m

Total = 1323 sq ft / 122.8 sq m

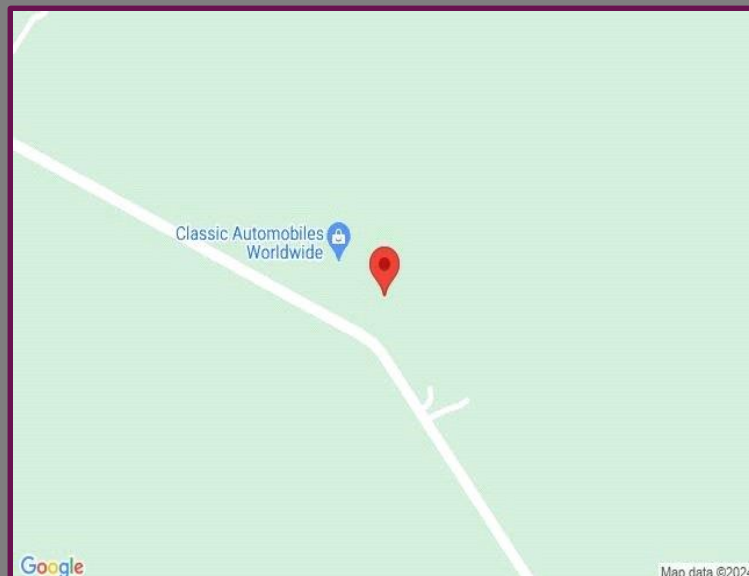
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Bourne Estate Agents. REF: 1112159

# Location

The property is situated in the parish of Froxfield, nestled in the heart of the South Downs National Park with the market town of Petersfield less than four miles. Petersfield offers a variety of amenities in a bustling town centre. Shops include Waitrose, M&S Food, Tesco, Lidl, Aldi, and there are numerous boutiques, cafes and further shops. The train station provides a direct service to London Waterloo to the north (in approximately an hour) and Portsmouth to the south. The tunnel at Hindhead provides congestion free travel north along the A3 to Guildford and London. The town has many active clubs and societies with golf available at Petersfield, Liphook and Midhurst, horse and motor racing at Goodwood, polo at Cowdray Park and sailing along the South Coast. There are many popular schools in the area including Churcher's College, Bedales, Ditcham Park, The Petersfield School and Bohunt.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.