



SPENCERS COTTAGE

Stoner Hill Road, Froxfield, Petersfield, Hampshire, GU32 1DY

SPENCERS COTTAGE

Stoner Hill Road, Froxfield,
Petersfield, Hampshire
GU32 1DY

A charming listed house
with huge potential and
generous outbuilding
in an unspoilt location
handy for Petersfield.

Accommodation

4 bedrooms | 3 reception rooms
2 bathrooms (one en-suite) | Large garage
with mezzanine storage over | Games room

Swimming pool with retractable roof
2 garden sheds

Grade II Listed and in the South Downs
National Park

Garden about 0.64 acres (0.258 ha)

EPC F35

Petersfield 3 miles, Alton 10 miles,
Winchester 17 miles, Guildford 30 miles,
Station at Petersfield with service to London
Waterloo (Mileages are approximate)



SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN



SPENCERS COTTAGE

A pretty grade II listed house with wonderful character from its period origins in need of modernisation. The front door opens into a generous hallway leading to the study on one side and dining room with inglenook fireplace on the other side. The kitchen is in the heart of the house and is well equipped with fitted cabinets, and there is also a utility room and downstairs cloakroom. The well proportioned sitting room has a woodburner and a fabulous bay window with French doors leading out to the garden. Upstairs there is a large main bedroom with adjacent family bathroom, three further bedrooms with attractive exposed timbers and one with an en-suite bathroom.

OUTSIDE

An extensive brick outbuilding provides a large garage / workshop space with inspection pit, mezzanine storage over and garden/games room to the rear. There may be scope subject to planning and listed building consent for further conversion to a self-contained ancillary annexe/further accommodation, home office or holiday let.

The drive is brick paved and swings round to the front and one side of the house with parking. The garden, which is mainly to the rear, is mostly laid to lawn with some lovely mature trees and enclosed by old hedges. There is a small terrace by the sitting room convenient for outdoor entertaining. It is a great garden for children or pets to free



range in or for a keen gardener to create their perfect space. In all the garden extends to about 0.64 acre (0.258 ha).

SITUATION

Spencers Cottage is conveniently positioned close to the top of Stoner Hill in the heart of the South Downs National Park. The Parish of Froxfield is a collection of rural hamlets rather than just one village. The house is set back off Stoner Hill Road in the eastern edge of the parish. The village centre is 1.1 mile away (High Cross) where there is a popular primary school, shop and large Jubilee Hall with sports clubs. The extensive network of local lanes provides amazing cycling routes and walks with access to footpaths over the gently rolling landscape and



Ashford Hangers which is an ancient woodland ideal for any country lovers and outdoor enthusiasts.

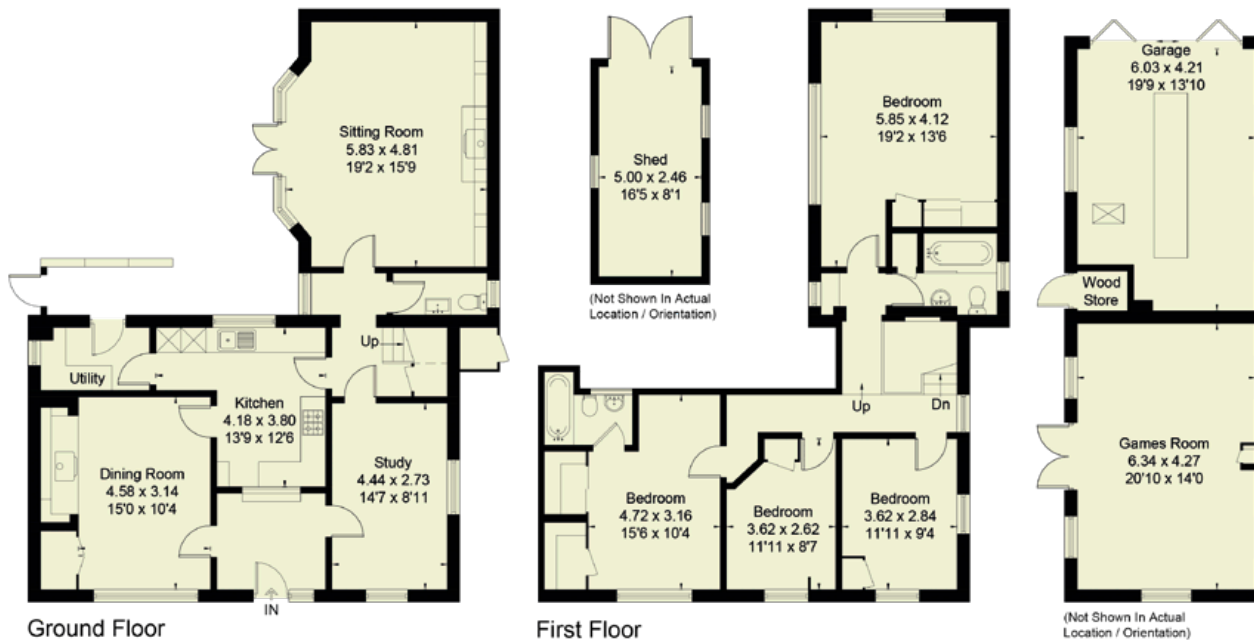
The market town of Petersfield is only a 5 minutes' drive with its comprehensive range of facilities. The A3 (at Petersfield) also provides great regional transport links to London, Guildford and Portsmouth (ferry services). Chichester is just over the South Downs and Winchester is half an hour away along the A272. There are many highly regarded state and private, senior and junior schools in the area, including Bedales (5 mins drive), Churchers, Ditcham and Highfield. There are scheduled rail services to London Waterloo from Petersfield which is on the Portsmouth Harbour to Waterloo line.

Approximate Floor Area
Main House = 175.7 sq m / 1891 sq ft
Outbuilding = 55.4 sq m / 596 sq ft
Total = 231.1 sq m / 2487 sq ft

Not to scale. For identification purposes only.



Reduced head height below 1.5m



IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

- These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
- The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.
- Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed.
- Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order - nor have BCM Wilson Hill tested them.

GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Rights of Way

There are no public rights of way crossing the Property.

Services

Mains water, electricity, and private drainage. Oil fired heating.

Broadband availability

Ultrafast available (Ofcom)

Mobile/Internet Coverage

Likely (Outdoors) None (Indoors) (Ofcom)

Tenure

Freehold with vacant possession.

Construction

Period construction: Listing describes as 17th 18th and 20th Century.

Building safety

Not aware of asbestos or unsafe cladding. Swimming Pool has a covered sliding structure over it and is usually unlocked and whilst it has a pool cover no children should be allowed inside unaccompanied or to free range in the garden.

Local Authority

East Hampshire District Council
(www.easthants.gov.uk)
01730 266551

Council Tax Band: G

Risks

No Flooding or mining area.

Directions (GU32 1DY)

From Petersfield/A3 leave on the Winchester/A272 exit. Take the first exit off the roundabout into Petersfield. At the next roundabout take the 1st exit (marked Steep/Froxfield) proceeding out of the town through Steep and up Stoner Hill. Turn left at top of the signed to High Cross/Privett and then first left into Stoner Hill Road and Spencers Cottage is the second house on the right.

What3Words

///hips.afternoon.printer

Viewings

By appointment with BCM Wilson Hill only.

Selling Agent

BCM Wilson Hill
4 Lavant Street, Petersfield
GU32 3EW
t: 01730 262600
e: petersfield@bcmwilsonhill.co.uk

NB: These particulars and photographs are as at September/October 2024.

Petersfield

01730 262 600

petersfield@bcmwilsonhill.co.uk

Further offices at: Winchester | Isle of Wight | Oxford

bcmwilsonhill.co.uk

