



TADS COTTAGE

Froxfield, Petersfield, Hampshire, GU32 1EA



TADS COTTAGE

Froxfield, Petersfield, Hampshire, GU32 1EA

A charming family house with annexe in an unspoilt location handy for Petersfield.

Accommodation

House: Hall | Sitting room | Open plan kitchen/dining/family room
Cloakroom | Utility room | Boot room

5 Bedrooms | 2 Bathrooms (1 En suite)

Annexe: Vaulted kitchen/dining/living room
Bedroom | Shower room and mezzanine store
Various garden stores

Garden about 0.60 of an acre (0.24ha)

House EPC: D55 | Annexe EPC: E40

Petersfield 3 miles | Alton 11 miles | Winchester 17 miles
Guildford 30 miles | Station at Petersfield with service to London Waterloo
(Mileages are approximate)





TADS COTTAGE

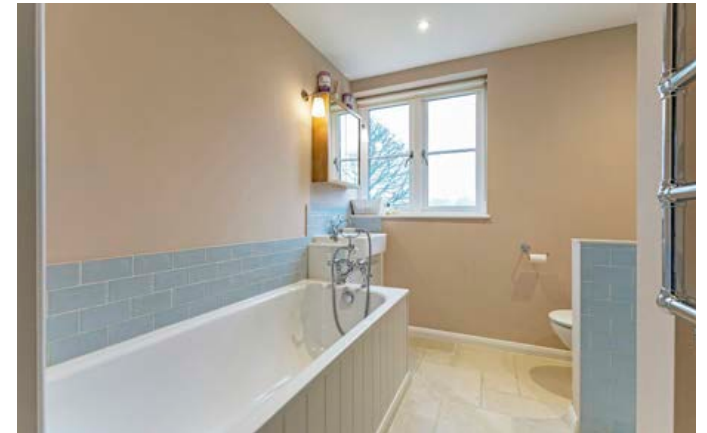
A charming family home enjoying a rural location close to the market town of Petersfield. At the heart of the house is a wonderful L shaped open plan kitchen/dining/family room and practical boot and utility room with larder, ideal for country living. A separate sitting room provides further reception space or family snug/study. Upstairs there are 5 bedrooms many with country vistas and 2 bathrooms (1 en suite). A detached barn style annexe is adjacent to the house and self-contained which provides brilliant accommodation for guests/family, space to either work from home or hobbies. Overall a very manageable home with versatile space.



SITUATION

Tads 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 on the eastern edge of the parish. The village centre is a mile away (High Cross) where there is a popular primary school, shop and large Jubilee Hall with sports clubs and Steep Tennis Club, The Pub With No Name and The Harrow are all within a short drive. 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 minute drive away 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), Churcher's, Ditcham and Highfield. There are scheduled rail services to London Waterloo from Petersfield which is on the Portsmouth Harbour to Waterloo line.



SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN



OUTSIDE

A gravel drive swings in with a parking area and further route to the barn/annexe. Most of the garden is to the rear of the house and is mainly laid to lawn for ease of management. There are fabulous mature trees, a terrace and views over the farmland behind. There are several useful outbuildings and in all the garden extends to about 0.60 of an acre (0.24 ha).

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

Superfast (Ofcom).

Mobile/Internet Coverage

Likely/Limited (Outdoors), None (Indoors) (Ofcom).

Tenure

Freehold with vacant possession.

Construction

Traditional brick and rendered.

Building safety

Not aware of asbestos or unsafe cladding.

Local Authority

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

Council Tax Band: G

Risks

No Flooding or mining area.

Postcode

GU32 1EA

Directions

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 signed to High Cross/Privett. Take the first right turning (about 100 yards) and you will see Tads Cottage behind the hedge and then turn almost immediately left into the drive.

What3Words

///include.issue.standards

Viewings

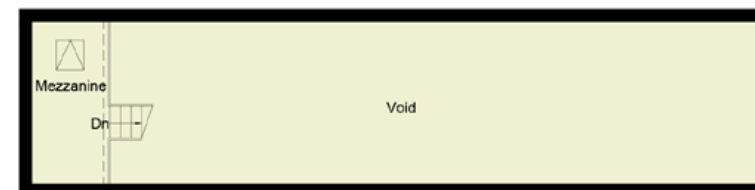
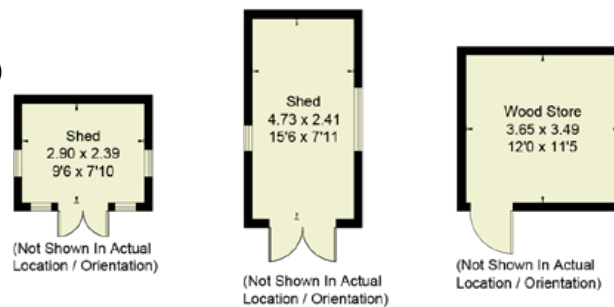
By appointment with BCM Wilson Hill only.

Selling Agent

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

NB: Details and photographs dated September 2024.

Approximate Floor Area
 Main House: 202.1 sq m / 2175 sq ft
 Outbuildings: 98.3 sq m / 1058 sq ft (Excluding Shed / Void)
 Total: 300.4 sq m / 3233 sq ft
 Not to scale. For identification purposes only.



Annexe - First Floor



Annexe - Ground Floor

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.

Petersfield

01730 262 600

petersfield@bcmwilsonhill.co.uk

Further offices at: Winchester | Isle of Wight | Oxford

bcmwilsonhill.co.uk

