



2 THE STABLES

Froxfield, Petersfield GU32 1EB

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A spacious two bedroom
semi-detached house,
with potential
(subject to planning)

Accommodation

Two bedrooms | Countryside views

Ample parking | Garden

Potential for conversion / development,
subject to planning

Areas: 1,280 sq ft (118.9 sq.m)

Nearest town Petersfield 3.6 miles

Winchester 20 miles

London Waterloo from Petersfield from
67 minutes

(Mileages and times approximate)



SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN



2 THE STABLES

Believed to date from around 1740 and converted in 1964 from attractive brick and flint stables, currently the accommodation is largely on the first floor comprising of a kitchen, sitting room, 2 bedrooms and a bathroom. All these rooms enjoy views over the surrounding countryside. On the ground floor there is a spacious entrance hall with staircase to the first floor, as well as a utility room, cloakroom and internal door to a triple garage. The garage provides versatile space for conversion (subject to planning).

The driveway leads to a large parking area in front of integral triple garage. A path leads along the side of the house to the front door. The property also benefits from a lovely garden, which lies offset to the northwest side and was originally the orchard to 'The Slade' and is mainly laid to lawn with mature trees and views over farmland.

SITUATION

In the heart of the South Downs National Park, the parish of 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, church 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. 2 Slade Stables is well positioned on the eastern edge of High Cross backing on to farmland, but also walking distance to the heart of the village.

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 Churcher's at Petersfield, where there is also a station with scheduled services to London via the Portsmouth Harbour to Waterloo service.

Approximate Floor Area
118.9 sq m / 1280 sq ft (Including Garage)

Not to scale. For identification purposes only.



GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Rights of Way

We understand that there are shared rights of way over designated areas of the drive, more details can be provided in the registered title. The neighbours at No. 1's electricity meter is currently located within the premises of No. 2 The Stables. There are no public rights of way across the property.

Services

Mains water, electricity, and shared private drainage.

Broadband availability

Ultrafast available (according to Ofcom)

Mobile/Internet Coverage

None indoors, Likely outdoors (according to Ofcom).

Tenure

Freehold with vacant possession.

Construction

Part brick and flint, part rendered, with cedar weatherboard to the first floor and tiled roof.

EPC Rating

F28

Local Authority

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

Council Tax

Band C

Restrictions

South Downs National Park

Risks

Very low flood risk (Gov.uk)

Postcode

GU32 1EB

Directions

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 0.6 of a mile, you pass a right turning (Blackmore Farm) and immediately after the road starts to dip downhill turn go past the 'in and out' gravelled entrances to The Slade, then almost immediately right into the entrance to The Stables and park on the driveway in front of the three white garage doors.

What3Words

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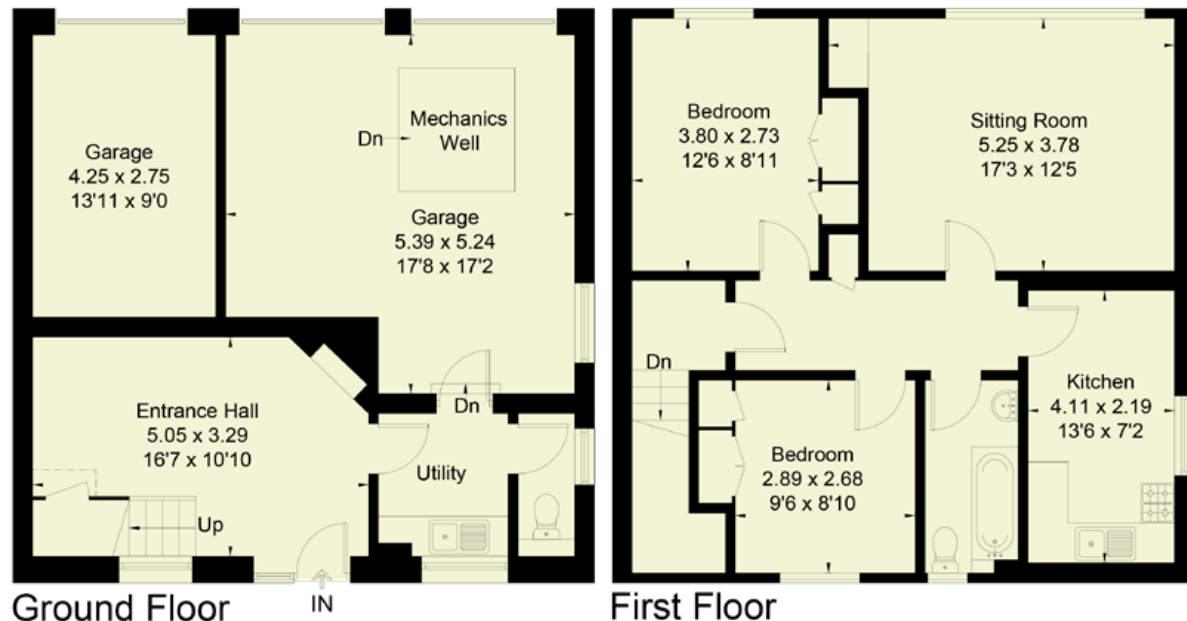
Viewings

By appointment with BCM Wilson Hill only.

Selling Agent

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NB: These particulars are as of January 2025.



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Petersfield

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