



1 THE STABLES

The Slade, Froxfield, Petersfield GU32 1EB

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A stylish semi detached
property blending
historic charm with modern
convenience and offering
exceptional living spaces
both inside and out.

Accommodation

3 Bedrooms | Family Bathroom | Kitchen
Large sitting / dining room | Entrance hall
Cloakroom | 2 Loft spaces

Double garage with storage room above
2 garden areas as well as woodland parcel
Countryside views

Nearest town Petersfield 3.6 miles,
Winchester 20 miles, London Waterloo
from Petersfield from 67 minutes
(Mileages are approximate)



SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN



1 THE STABLES

Originally built in 1740 as the stable block for The Slade, and later used as Roger Powell's bookbinding workshop, this property boasts a rich history. It has been carefully and tastefully converted into modern accommodation, while retaining its characterful roots. Upon entering, the entrance hall is flooded with light from floor-to-ceiling windows, and you are instantly greeted by the characterful brick and flint archway of the original stables. The space features beautiful reclaimed parquet flooring, which continues through to the kitchen. The well-appointed kitchen is fitted with wooden units and worktops and opens into the sitting/dining room, making it ideal for both family living and entertaining. The sitting room is triple aspect and a generous space with the added feature of a log burner. Upstairs the main bedroom spans the width of the property. It has its own log burner, as well as a study/snug space. There are two further bedrooms both with access to boarded loft spaces. The family bathroom is located on the first floor, with an additional cloakroom on the ground floor.

OUTSIDE

To the front of the property there is a charming fenced garden, with a path leading to the front door. Off-set from the property there is also a larger and wonderful walled garden, originally part of the manor house orchard. This area is predominantly laid to lawn, with beautiful borders, mature trees, and an inviting outdoor seating area. There is also a double garage with a storage room above and parking for at least two cars. To the east side of the house there is a further parking space and concealed log-store. Across the lane, there is a parcel of woodland offering a peaceful retreat for relaxation or a fun space to explore.

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. 1 The 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 and two local pubs, including the popular 'No Name' pub. 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 College at Petersfield, where there is also a station with scheduled services to London via the Portsmouth Harbour to Waterloo service.

Approximate Floor Area
 Main House = 154.8 sq m / 1666 sq ft
 Loft = 36 sq m / 387 sq ft
 Outbuildings = 58.5 sq m / 630 sq ft
 Total = 249.3 sq m / 2683 sq ft

Not to scale. For identification purposes only.



IMPORTANT NOTICE

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GENERAL REMARKS

Tenure

Freehold with vacant possession

Directions: GU32 1EB

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. Go past the 'in and out' gravelled entrances to The Slade, then almost immediately turn right into the entrance to The Stables.

What3Words

///regulator.machine.rear

Services

Mains water, electricity, and shared private drainage.

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. No1's electricity meter is currently

located within the premises of No. 2 The Stables. There are no public rights of way across the property.

Methods of Sale

The property is offered for sale by private treaty.

Risks

Very low flood risk (Gov.uk).

Construction

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

Local Authority

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

Council Tax

Band E

EPC

F34

Viewings

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NB These particulars are as of March 2025.

Petersfield

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