



BLUEBELL COTTAGE, FROXFIELD

Hampshire GU32 1DT



BLUEBELL COTTAGE

Froxfield, Hampshire
GU32 1DT

A charming cottage of character requiring extensive modernisation with permitted planning, situated in delightful gardens, grounds and light woodland.

Accommodation

Sitting Room | Study / Bedroom 3
Kitchen | Garden Room / Conservatory
Boot / Utility Room | 2 Further Bedrooms
Bathroom | Parking
Various Outbuildings including Garage,
Workshop, Studio | Gardens, Grounds and
Light Woodland of approximately 2.7 Acres
(1.09 ha)

Petersfield (and mainline station) 4.1 miles
Alton 12 miles | Winchester 16.9 miles
Chichester 20.1 miles | Guildford 30.2 miles
(Mileages and times approximate)



SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN



BLUEBELL COTTAGE

An attractive cottage of much charm and character requiring extensive updating and modernisation. Planning consent has been granted to enlarge the house and to adapt the outbuildings to suit individual needs. The property offers some wonderful original features including exposed timbers, a handsome Inglenook fireplace with woodburning stove and a variety of useful outbuildings within the delightful gardens and grounds

Planning Reference: SDNP/24/04193/HOUS

OUTSIDE

The gardens and grounds are very special and surround the house on three sides offering formal 'recreational' areas to enjoy, a private vegetable garden, separate gated side access and an extensive ancient bluebell wood. There are, in addition, a varied range of outbuildings housed within the gardens including a detached garage with workshop and studio. In all the gardens and grounds extend to approximately 2.7 Acres (1.09 ha)

SITUATION

The cottage is situated down a country lane and backing onto fields with cottages nearby, in the heart of the South Downs National Park. Froxfield is a collection of rural hamlets rather than just one village, with High Cross at its centre which has a village school, large Jubilee Hall and a shop. Petersfield is 4 miles away with its comprehensive range of shopping and recreational facilities. The extensive network of local lanes provides wonderful walking, cycling routes and access to footpaths, ideal for any country/outdoor enthusiasts. The A3 provides good regional transport links to Guildford and Portsmouth (ferry services). Chichester and Winchester are also within easy reach.



Approximate Floor Area
 Approximate Floor Area = 115.1 sq m / 1239 sq ft
 Garage = 15.6 sq m / 168 sq ft
 Outbuildings = 83.1 sq m / 894 sq ft
 Total = 294.1 sq m / 2304 sq ft

Not to scale. For identification purposes only.



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GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Services

Mains electricity and water. Coal fired boiler. Private drainage (septic tank - untested).

Broadband availability

High Speed Fibre

Mobile/Internet Coverage

Limited indoors; Likely Outdoors (Ofcom)

Tenure

Freehold

EPC Rating

F32

Local Authority

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

Council Tax

Band: E

Postcode

GU32 1DT

Directions to GU32 1DT

From Petersfield leave via Bell Hill (marked Steep/Froxfield). Continue up Stoner Hill and at the top of the hill turn left signed to High Cross. After 100 yards turn left and follow this lane for approximate 0.9 miles where the property will be located on the left hand side.

What3Words

///trams.used.challenge

Viewings

By appointment with BCM Wilson Hill only.

Selling Agent

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

NB: Photographs and details prepared June 2025.

Petersfield

01730 262 600

petersfield@bcmwilsonhill.co.uk

Further offices at: Winchester | Isle of Wight | Oxford

bcmwilsonhill.co.uk

