

Froxfield, Nr Petersfield/Alton, Hampshire

Excellent family house situated in very good rural position with approx. 1 acre of gardens.



Location:	Froxfield	Price:	£2900 pcm excl
County:	Hampshire		
Property ID:	1549	Term:	9-12 months with the possibility of renewal
Bedrooms:	5		Assured Shorthold Tenancy
Bathrooms:	3		
Unfurnished/Partially			

Summary of Accommodation:

Entrance hall
 2 Formal reception rooms
 Study
 Kitchen/Dining room
 Utility room
 Master Suite of spacious Double Bedroom with
 En-suite Bathroom and Walk-in Dressing Closet
 Family Bathroom
 A further 4 Bedrooms/Study
 WC/Shower downstairs
 Enclosed Garden
 Double Garage
 Shed

The Country House Company • The Granary • Whitedale Farm • East Street • Hambledon • Hampshire • PO7 4RZ

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Description:

An excellent family house situated in a very good rural position, dating probably from 1850 extended and recently renovated to provide very good accommodation with a true feeling of space and light.

There are two well proportioned reception rooms with under floor heating and a small study, the kitchen/dining room with a 4 oven Aga has a vaulted ceiling and the glazed aspect opens to the terraced garden and is very conveniently and attractively fitted and laid out.

There is a further reception room or 5th bedroom downstairs adjacent to the Study and WC/Shower room making a very convenient Nanny/Granny room/suite. Upstairs there is a spacious master bedroom with dressing closet and en-suite bathroom, three further double bedrooms and a family bathroom. There is an excellent boarded roof space and eaves storage cupboards. The property enjoys exposed oak/pine floors throughout with attractive limestone style tiles to the kitchen and utility room.

Outside:

There is approximately 1 acre of gardens mainly laid to lawn with orchard and a vegetable growing area, hen pen if required, mature trees and shrubs with south and west patios. There is a drive with good sized parking area, double garage and shed. There are views over open countryside from much of the house and garden.

Situation:

The property is situated on a quiet no through road out in the rolling rural landscape although within sight of neighbours, in one of the hamlets which are part of the Froxfield parish.

There is a shop and a local church. The surrounding countryside is mainly designated as an Area of Outstanding Natural Beauty and is criss crossed by footpaths and bridleways including the South Downs Way and lies in the heart of the South Downs National Park.

Additional Information:

The nearest main facilities are available about 4 miles away in Petersfield which has a mainline station to London Waterloo. The larger cities of Chichester, Portsmouth and Guildford are all within reasonable driving distance.

Activities in the area include golf at Petersfield, Liphook and Midhurst. Racing at Goodwood and Fontwell, polo at Cowdray Park, fly fishing on the Itchen and sailing in the numerous inlets on the South Coast.

Councils

East Hampshire District Council - Tax Band: G - £2342.85 payable 2011/2012
East Hampshire District Council: Tel: 01730 266551



Availability:	Mid August 2011
Broadband Availability:	Available locally
Mobile Phone Reception:	Most networks
White Goods:	2 oven Aga with electric double oven and electric hob, Smeg dishwasher, /Fridge/Freezer, washing machine, Tumble drier and additional fridge.
Curtains:	To principle windows
Carpets:	Exposed board/tiles except for stairs
Heating:	Oil fired central heating and under floor to 2 reception rooms
Drainage:	Private drainage
Pets:	1 well behaved pet considered

EPC available on request
See our Website for Disclaimer Details

Viewing:

Strictly by appointment with The Country House Company, as many properties are already tenanted and we wish to respect their privacy.

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