



The Old Rectory

HIGH CROSS | FROXFIELD | GU32 1EG

BCM

Wilson | Hill

Master Bedroom with En Suite Bathroom | 4 Further Double Bedrooms (1 with Shower) | Family Bathroom | Hall | Drawing Room | Dining Room | Sitting Room | Conservatory
Kitchen/Breakfast Room | Cloakroom | Utility/Boot Room | Cellar
Ancillary Annexe: 2 Bedrooms, Bathroom, Cloakroom, Sitting Room & Open Plan Kitchen/Dining/Living Room, Boiler Room
Garden Home Office | Garden Store & Greenhouse | Swimming Pool | Mature well landscaped Garden, Field and Woodland in all just under 15 Acres (6 ha)
Mileages: Petersfield 3.9 miles, Alton 11.1 miles, Alresford 10.5 miles, Liphook 13.4 miles, Winchester 17.5 miles, Guildford 30.1 miles, London 63.7 miles
Main line station and A3 at Petersfield







I The Property

A charming Victorian former Rectory in a private heart of the village setting, with a fabulous rural outlook. A wonderful family house which can expand or contract according to family and generational needs, with space for formal entertaining with several elegant reception rooms, and practical living space for day-to-day family needs. The house has plenty of character from the period ancestry including generous ceiling heights, large windows, wonderful inner hall, several working fireplaces and an extensive cellar.

The first floor is approached over a fine gently rising turned staircase to a lovely light landing accessing five double bedrooms, one with a shower, one with en

suite bathroom and a further family bathroom. There are some lovely views over the garden and field from many of the bedrooms. The versatile 2 bedroom annexe can be shut off from the house or incorporated if needs dictate as there is a separate entrance, back staircase and interconnecting door off the main landing.

The outside space provides an amazing combination of formal garden and amenity space with several wooded copses for children to explore or a keen gardener to enjoy with a large field behind providing options for grazing livestock or to keep horses/ponies at home.





Location

The Old Rectory is conveniently positioned in the centre of High Cross, in the South Downs National Park. The Parish of Froxfield is a collection of rural hamlets and High Cross forms the more substantial part of the village. The house is set away from the village street in mature gardens and grounds with a wonderful rural outlook behind, a perfect setting. Being in the village centre means the house is within easy walking distance of the popular Froxfield Primary School (pre-school), church, shop and large village hall with sports clubs. The extensive network of local lanes provides amazing cycling routes and walks with access to footpaths over the gently rolling landscape, ideal for any country lovers and outdoor enthusiasts.

The market town of Petersfield is just under 10 minutes' drive with its comprehensive range of facilities. The A3 also provides great regional transport links to 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, Churcher's, Highfield, Winchester, Charterhouse and St. Swithun's. There are scheduled train services to London Waterloo from Petersfield on the Portsmouth Harbour to Waterloo line.





| Outside

The garden is well established and principally arranged mainly to the rear and either side of the house. There are areas of paved terracing, an expanse of level lawn with longer areas of grass and shelter belts of mature trees providing structure and seasonal colour. A swimming pool is hidden within the garden and there

is a vegetable garden, orchard and a track providing separate access to the substantial rear field which provides a lovely rural aspect and overall options to graze livestock or have horses/ponies at home. Overall, the garden, grounds, field and woodland extends to just under 15 acres (6 ha).




The gravelled driveway is owned but a neighbour has a right of access up the outer section, as the drive splits to a private approach to the Old Rectory with hardstanding space for cars and access to the field track.

Approximate Floor Area = 511.5 sq m / 5506 sq ft
 Barn = 20.3 sq m / 218 sq ft
 Office = 13.0 sq m / 141 sq ft
 Total = 544.9 sq m / 5865 sq ft



Directions to GU32 1EG

From Petersfield/A3 leave on the exit/slip road marked Winchester/A272. Take the first exit off the roundabout into Petersfield. At the next roundabout take the 1st exit (marked Steep/Froxfield) follow Bell Hill proceeding 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. Carry on into the middle of the village and just before the village school/church turn left into a small gravel drive (between a tall laurel hedge). Take the left hand fork into The Old Rectory and park behind the house, using the side gate to access the front of the house.

 WHAT3WORDS //albatross.amid.devotion



Viewing strictly by appointment



Services: Mains water and electricity. Oil fired boiler providing hot water and heating. Private drainage.

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

Council Tax: Band H

EPC: House – E47. Annexe – D55.

BCM Wilson Hill Ltd have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Plans and maps should be treated as a guide only.

Details and photographs dated August 2023

