



LAUNDRY COTTAGE

Broad Way, Froxfield, Petersfield, Hampshire GU32 1DN





SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN

LAUNDRY COTTAGE

Broad Way, Froxfield, Petersfield, Hampshire GU32 1DN

A charming family home with great outbuildings in an unspoilt, private, edge-of-village position, offering expansive views over the South Downs, surrounded by mature gardens, an orchard, copses, and paddocks

Accommodation

Principal bedroom suite with dressing room and ensuite bathroom.

3 further upstairs double bedrooms, family bathroom.

Kitchen/living room with woodstove, opening to large south-facing terrace.

Entrance hallway, large bright sitting room, cloakroom, study, 2nd entrance/lobby/utility room.

Large versatile 'recreation room' with vaulted ceiling and suspended floor over a currently, un-used, drained swimming pool.

Guest suite/annexe with kitchen/living room, double bedroom, bathroom, and own entrance.

Mature gardens, grounds and paddocks to rear, sides and front.

Outbuildings, including oak-framed double garage, converted stable block with workshops and storage, woodshed.

Low/sustainable energy footprint, featuring ground source heat pump, solar arrays, wood stoves, and EV charging. 3 phase power supply.

House and annexe about 3,701 sq ft (344.7 sq m). Garden, grounds, paddocks, and copse in all about 4.91 acres (1.98 ha).

Further potential to extend.

EPC: C69

Petersfield (A3 and mainline station) 4.4 miles | Alresford 11 miles | Liphook 14 miles Alton 11 miles
Winchester 16 miles | London 61 miles
(Mileages are approximate)

LAUNDRY COTTAGE

A charming, comfortable family home with Victorian origins in a private setting, with a fabulous rural outlook of garden, grounds and countryside beyond, near the picturesque rural hamlet of Froxfield Green. Laundry Cottage is built in a vernacular style and has been extensively adapted by the current owners to create a delightful rural family home. There is ample scope for further development if desired.

Accommodation is versatile according to family and generational needs, with ample space for entertaining and comfortable day-to-day family living. This features a well-proportioned sitting/reception room, a homely open plan kitchen/living room at the heart of the house, a study, a large versatile vaulted-ceiling recreation room (suitable for use as 2nd reception/ dining room, games/party room, convertible back to an indoor swimming pool if desired), and an inter-connected, 1-bedroom annexe (5th bedroom) with its own living space, kitchen, bathroom and separate entrance (currently run successfully as a short term holiday let/ B&B).

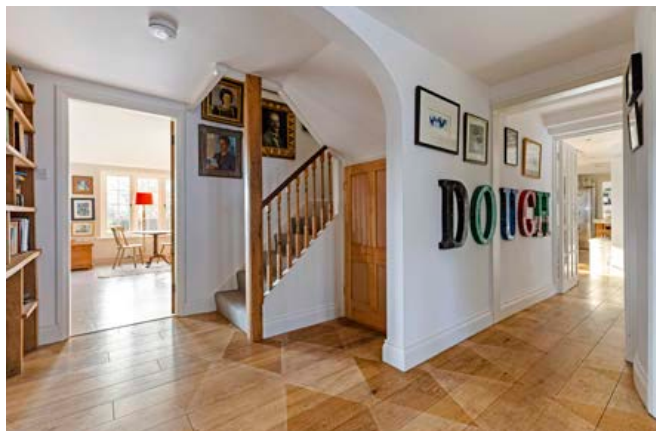
Four bedrooms are at first floor, including a main bedroom suite with dressing room and ensuite bathroom. There is a separate family bathroom, and all rooms have lovely garden and rural outlooks.

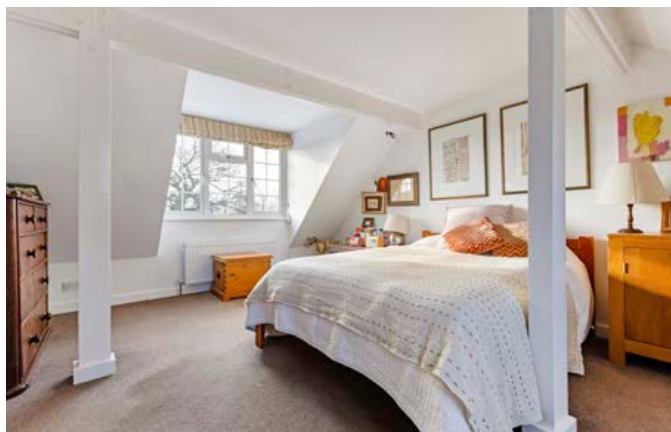
OUTSIDE

The house is enveloped by extensive garden and amenity space on level ground, with lawns, fruit trees, pond, a croquet/ badminton space, wooded copses for children to explore, and several interconnecting paddocks for grazing livestock or to keep horses/ponies at home. There is a lovely south-facing terrace behind the house, ideal for outdoor summer evenings, and a further terrace with a large wood-fired pizza oven and barbeque complex for outdoor entertaining.

The mix of gardens, paddocks, woods, pond, hedgerows, and wildflower patches provides a rich habitat attracting diverse wildlife. Overall, this is a peaceful, self-contained environment of about 4.91 acres (1.98ha).

There is an oak-framed enclosed double garage adjacent to the house. This is currently used as a sourdough bakery, but it would be suitable for any such enterprise or could revert to garage use if desired. The converted stable block adjacent to the main paddock currently accommodates a generous functioning





workshop and storage space and could revert to stable use if desired.

The house and grounds are set back from a country lane, surrounded by farmland with no adjacent domestic properties, minimal road noise and dark skies.

The house is not Listed and has scope for further extension. Our clients have commissioned a specialist planning consultant to prepare a Planning and Development Appraisal which sets out local policy guidelines with regards to what developments/ extensions should be permitted under current policy. They have also commissioned an architect to sketch an informal option for further extension of the house to provide five first floor bedrooms and an extension to the kitchen, copy information can be provided on request.

SITUATION

Laundry Cottage is conveniently positioned in the parish of Froxfield, a highly desirable dispersed village community comprising a collection of rural hamlets within the South Downs National Park, near the lively market town of Petersfield. The house is a short walk from the picturesque hamlet of Froxfield Green, while nearby High Cross forms the more substantial part of the village with church, village hall, store/post office, cricket ground and the popular Froxfield Primary School (with pre-school). Froxfield enjoys an elevated position on the South Downs with expansive views, open skies, and minimal flood risk.

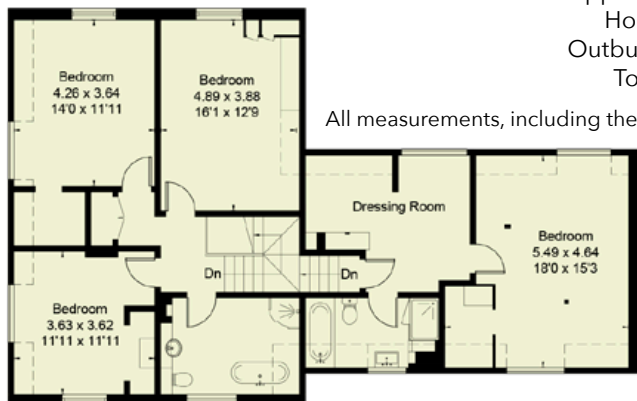
There is doorstep access to an extensive network of local lanes, bridleways and footpaths to the local vicinity and National Park - ideal for outdoor enthusiasts whether on foot, cycle or horseback.

The market town of Petersfield is about 15 minutes' drive away, and is home to, or nearby, many highly regarded state and private, junior, senior and 6th form schools and colleges in the area. These include TPS, Bohunt, Bedales, Churcher's College, Highfield, Winchester College, Ditcham, Twyford, St. Swithun's and the Peter Symonds, Alton, Godalming 6th form colleges.

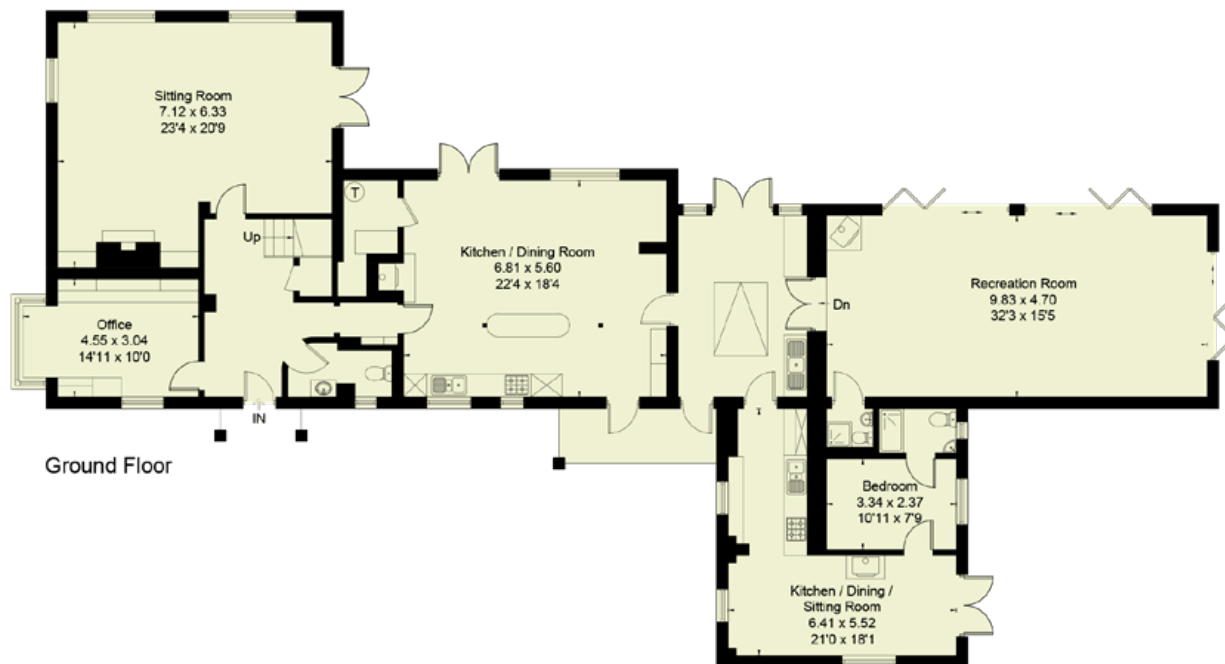
Transport links are excellent with frequent direct mainline rail services from Petersfield to London Waterloo and Portsmouth Harbour. Road links are also excellent with the A3, A272 and nearby M3 and M27 motorways giving convenient road access to south coast beaches and harbours, other South Downs towns and attractions, and Southampton, Heathrow and Gatwick airports.

Approximate Gross Internal Floor Area
 House = 344.7 sq m / 3710 sq ft
 Outbuildings = 163.1 sq m / 1756 sq ft
 Total = 507.8 sq m / 5466 sq ft

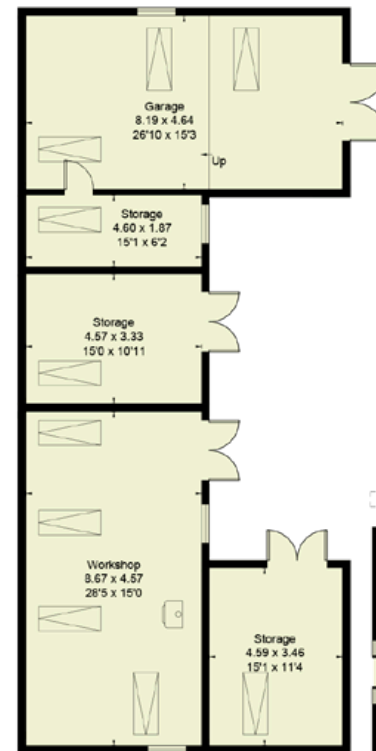
All measurements, including the floor area, are approximate and for illustrative purposes only.



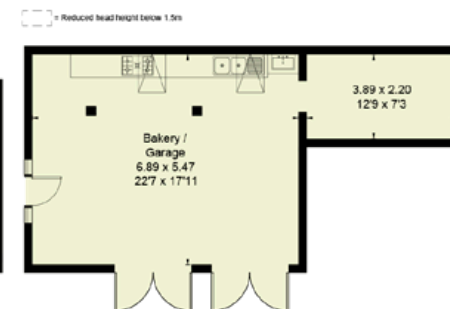
First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

IMPORTANT NOTICE

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GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Agents Note

Mobile phone coverage: Good indoors and out.

Broadband: Ultrafast available (Ofcom).

Services

Mains water, 3 phase electricity, and private drainage (septic tank).

Ground source heat pump with 2 tanks.

Local Authority

East Hampshire District Council

www.easthants.gov.uk

01730 266551

Council Tax

Band: G

EPC Rating

C69

Tenure

Freehold with vacant possession.

Directions (GU32 1DN)

From Petersfield/A3 leave on the A272, (towards Winchester), through Stroud and Langrish, soon after the road winds up hill through the woods and at the crest, take the first right turning (Froxfield Green). Follow the winding lane into Froxfield Green past the church and out the other side onto Broad Way, and Laundry Cottage is the first house on the right after a few hundred yards.



///elsewhere.placed.daydream

Viewings

By appointment with BCM Wilson Hill only.

Selling Agent

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Petersfield

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