

Mayhills, Froxfield, Hampshire







A charming family home with **equestrian facilities** and useful two bedroom annexe set in the South Downs National Park.

Summary of accommodation

Lot 1

Reception hall | Drawing room | Sitting room | Spacious kitchen/dining room/family room | Utility room | Cloakroom

Main bedroom with en suite bathroom | Four further bedrooms | Family bathroom

Two double garages with two bedroom annexe above

Gardens

In all about 1.46 acres

Lot 2

Eight stables | Feed room | Tack room | Large outbuilding | Large 30 x 60 m arena | Pasture

In all about 16.87 acres

Distances

Petersfield 3.4 miles (London Waterloo 66 mins)

Winchester 17.7 miles (London Waterloo 55 mins)

(All distances and times are approximate)



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Situation

Mayhills is located in an elevated position in the South Downs National Park within the parish of Froxfield, which is conveniently located for the market town of Petersfield.

There are excellent road links via the A3 (for London), A32 to the A272 (for access to the east) and the M27 (for the south coast). Schooling is excellent in the area with Froxfield Primary and Pre-school, a two minute walk away. There is Dunannie Nursery and Pre-prep in Steep, also close by.

Prep Schools include Highfield, Dunhurst, Twyford and Pilgrims, whilst Independent Secondary Schools include Bedales in Steep, Churcher's College and Ditcham Park School in Petersfield, Winchester College and St. Swithun's School. Golf at Liphook, and two courses at Petersfield. Sailing on the south coast, the Solent and the Hamble. Horse racing at Goodwood and fishing on the rivers Itchen and Test.

The property

Originally built in the 1700s with more modern extensions, Mayhills is an attractive family house with amazing views. It is constructed of red brick under a tile roof, and has spacious accommodation arranged over two floors.







There is a wealth of period features throughout the property including exposed beams and a large brick fireplace in the hall. The kitchen extension has created extensive space to become a main room of the property, ideal for formal entertaining or more relaxed family living. There is a useful two bedroom annexe over the double garages situated across the drive way from the main house, which could also make a superb home office.

Gardens and grounds

The gardens which surround the house are predominately laid to lawn and gently slope from the rear of the property, and from here the amazing views can be fully appreciated.

Lot 2: Equestrian facilities

Next door to the house and gardens but with a separate access drive from the Road. There are eight stables, tack room and feed room. There is an additional wooden store room/outbuilding. The arena (30m x 60m) has an all weather rubber based surfaces. There is grassland beyond and an area of woodland.

Services

Oil fired central heating. Mains electric and water. Private drainage.





Property information

Postcode: GU32 1DX

Tenure: Freehold

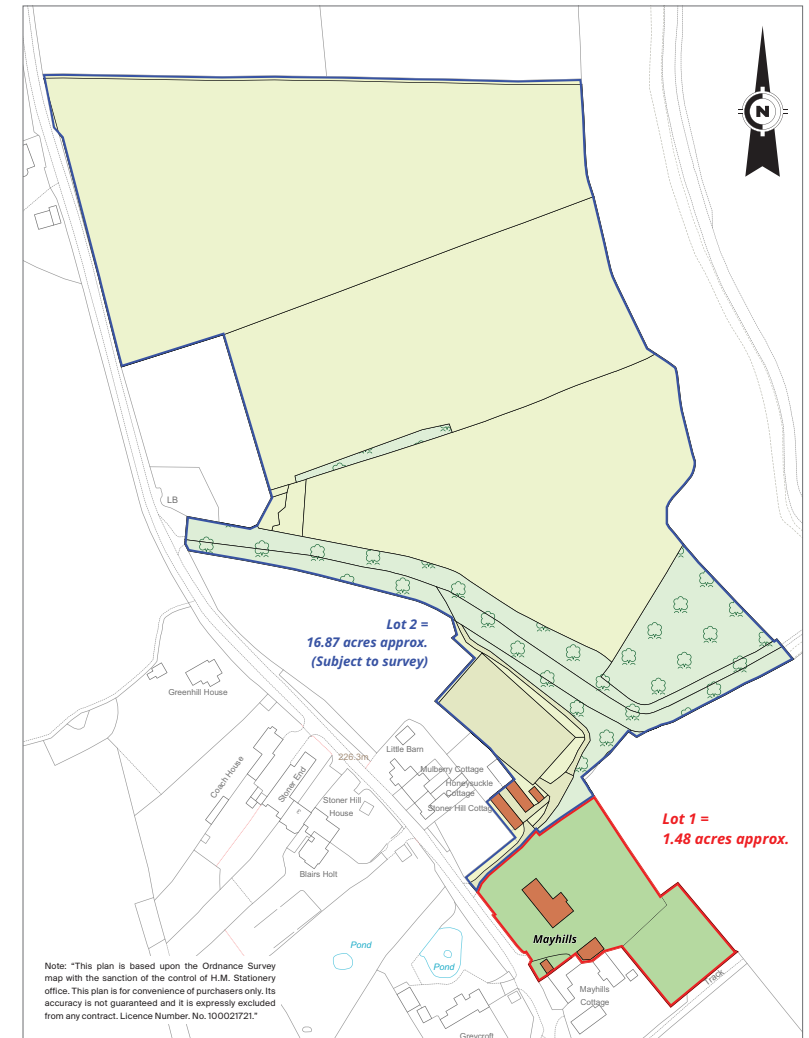
Local Authority: East Hants District Council

Council Tax: Band H

EPC Ratings: Main House: D, Annex: C

Guide Price Lot 1: £1,850,000

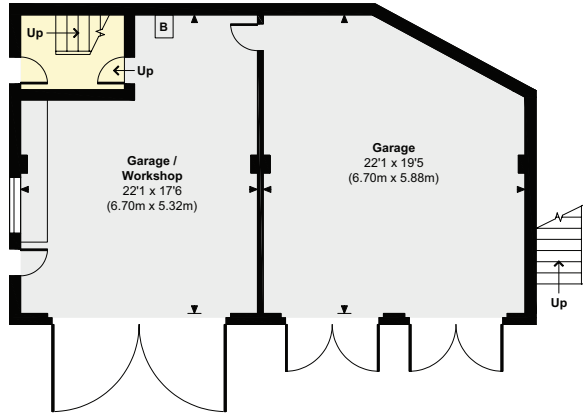
Guide Price Lot 2: £ 525,000



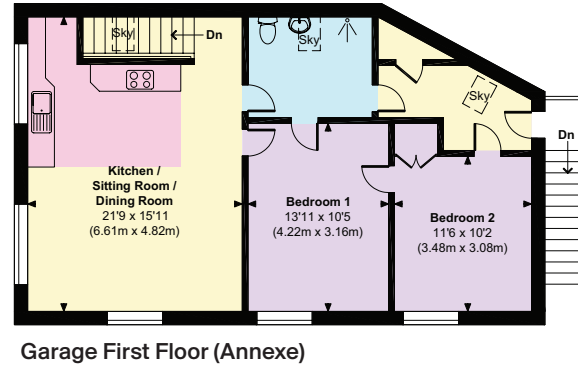
Approximate Gross Internal Floor Area
Main House = 3556 Sq Ft / 330.35 Sq M
Garage = 792 Sq Ft / 73.61 Sq M
Annexe = 771 Sq Ft / 71.62 Sq M
Total = 5119 Sq Ft / 475.58 Sq M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

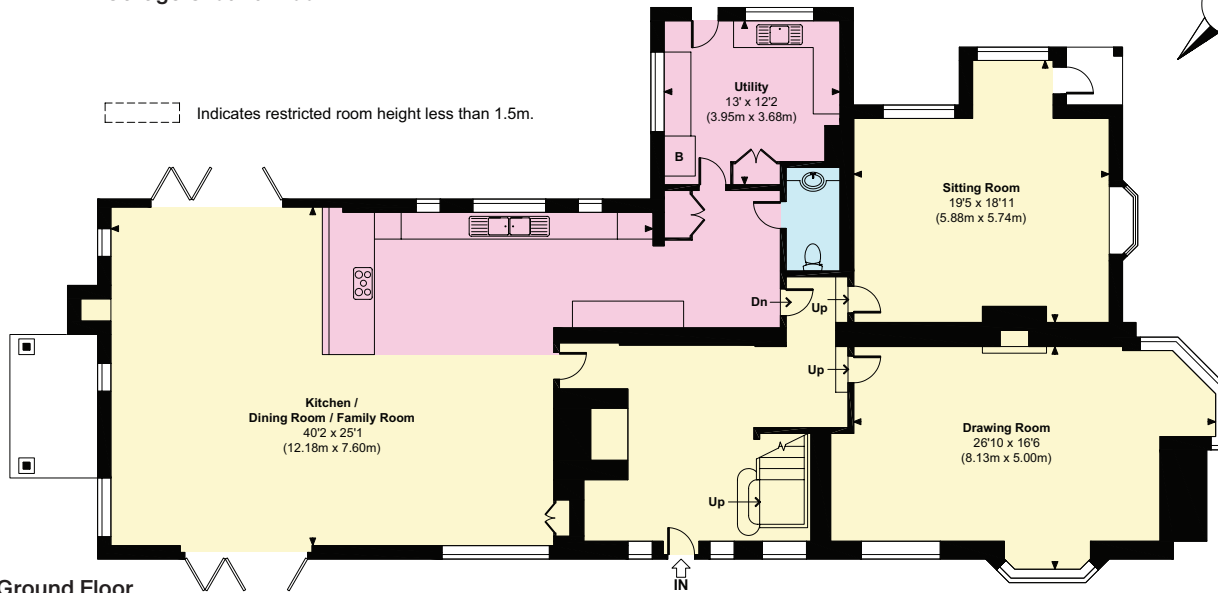


Garage Ground Floor

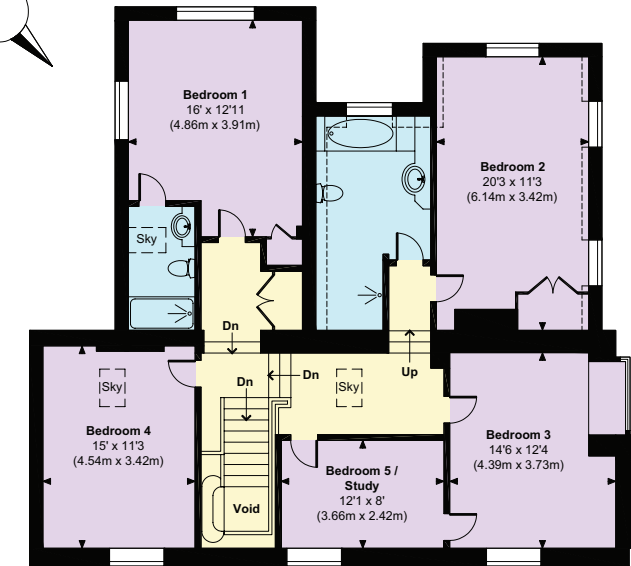


Garage First Floor (Annexe)

Indicates restricted room height less than 1.5m.



Ground Floor



First Floor



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2024. Photographs and videos dated June 2023.

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