



Langmere, Froxfield, Petersfield, Hampshire, GU32 1DR
Price Guide £895,000

CLARKE  GAMMON

LANGMERE, FROXFIELD, PETERSFIELD, HAMPSHIRE GU32 1DR

Price Guide £895,000 Freehold

An attractive brick and flint built country cottage, beautifully presented and offering extremely flexible accommodation. Occupying an established position in a desirable location surrounded by open countryside and backing onto open fields.

Langmere, which was originally an agricultural farm building was converted back in the 1960's into residential accommodation. It is currently beautifully presented and adapted to the owners requirements. There is a large entrance hall which connects the living and bedroom accommodation. There is a good sized kitchen breakfast room, beyond which is the conservatory which overlooks the garden and overlooks the adjoining farm fields. The main living accommodation is an undoubted feature and offers a vaulted living/dining room with wood burning stove. Adjoining the living space is a study, which is currently used as a guest bedroom with direct access to the utility room and cloakroom. Off the hall way there is a double aspect family room which could also be a bedroom. there are 3 other bedrooms (potentially 5 in all) and a sizeable shower room. Bedroom 1 has walk in wardrobes, and adjoins an integral large store which could easily be adapted for en-suite facilities to the bedroom.

Externally the cottage has a 5 bar gate and attractive stone walling with parking beyond and space for garaging if required subject to planning. To the rear of the cottage there is a metal garage with no vehicle access but offers excellent storage. To the side there is a good sized raised vegetable garden and adjoining the house there is a full width crazy paved sun terrace. The lawn is well tended with well stocked flower borders, with colourful shrubs and plants. There is a further sun terrace which enjoys a sunny aspect with distant views over adjoining field. There is a sizeable side garden with a further 5 bar gate. This area has a Westerly aspect so enjoys the afternoon and evening sun. There is a new oil tank, and a new replacement septic tank.

- **Attractive brick and flint constructed country cottage**
- **Very flexible and adaptable accommodation**
- **Spacious entrance hall, utility room and cloakroom**
- **Large, vaulted living room and dining room**
- **Kitchen breakfast room and conservatory**
- **Study/bedroom 5**
- **Family room/Bedroom 4**
- **3 further bedrooms (5 in all)**
- **Parking for numerous cars and space for garaging STPP**
- **Wonderful gardens overlooking and adjoining open fields**

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Local Authority: East Hants District Council Tax Band E
Services: Mains water and electricity, Oil central heating, new septic tank drainage.









SITUATION

The cottage forms part of an established community in the parish of Froxfield, which is a collection of rural hamlets nestling in the heart of the South Downs National Park. There are local facilities accessible, including an active village hall, village store, post office, and St. Peters church at Froxfield Green. There is an excellent primary school and pre-school. Nearby is the Troopers public House.

The area as a whole, as would be expected, offers excellent walking and cycling facilities and numerous footpaths. There is easy access to road links to the A3, and also to Petersfield market town with its' mainline station providing access to London Waterloo and the South

Coast at Portsmouth. The town has excellent shopping facilities including independent shops and boutiques and in particular a selection of supermarkets including Waitrose, M & S food, Tesco's, Lidl and Aldi. There are golf facilities at Petersfield, Cowdray Park and Liphook. There is polo at Midhurst, and motor racing and horse racing at Goodwood. There is also the Weald and Downland Museum. Schooling is excellent offering both state and private education, Churcher's College, Ditcham Park, & highly regarded Bedales school at Steep. There is also the nearby queen Elizabeth Country Park.




DIRECTIONS

From Liphook proceed South on the A3, on the outskirts of Petersfield follow the signs to Winchester(A272) Proceed through the villages of Stroud and Langrish and look to follow the signs to Foxfield on the right hand side (Borndean Lane) proceed through Froxfield Green where Langmere will be found approximately 3 miles on the left hand side. (What 3 Words) Extremely.Variation.Awesome

22nd June 2024

Petersfield - 4.3 miles
Liphook - 14 miles
Guildford - 31.1 miles
Midhurst - 14.2
Goodwood - 19.7 miles
Southsea - 23.7 miles
Portsmouth - 21.9 miles

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

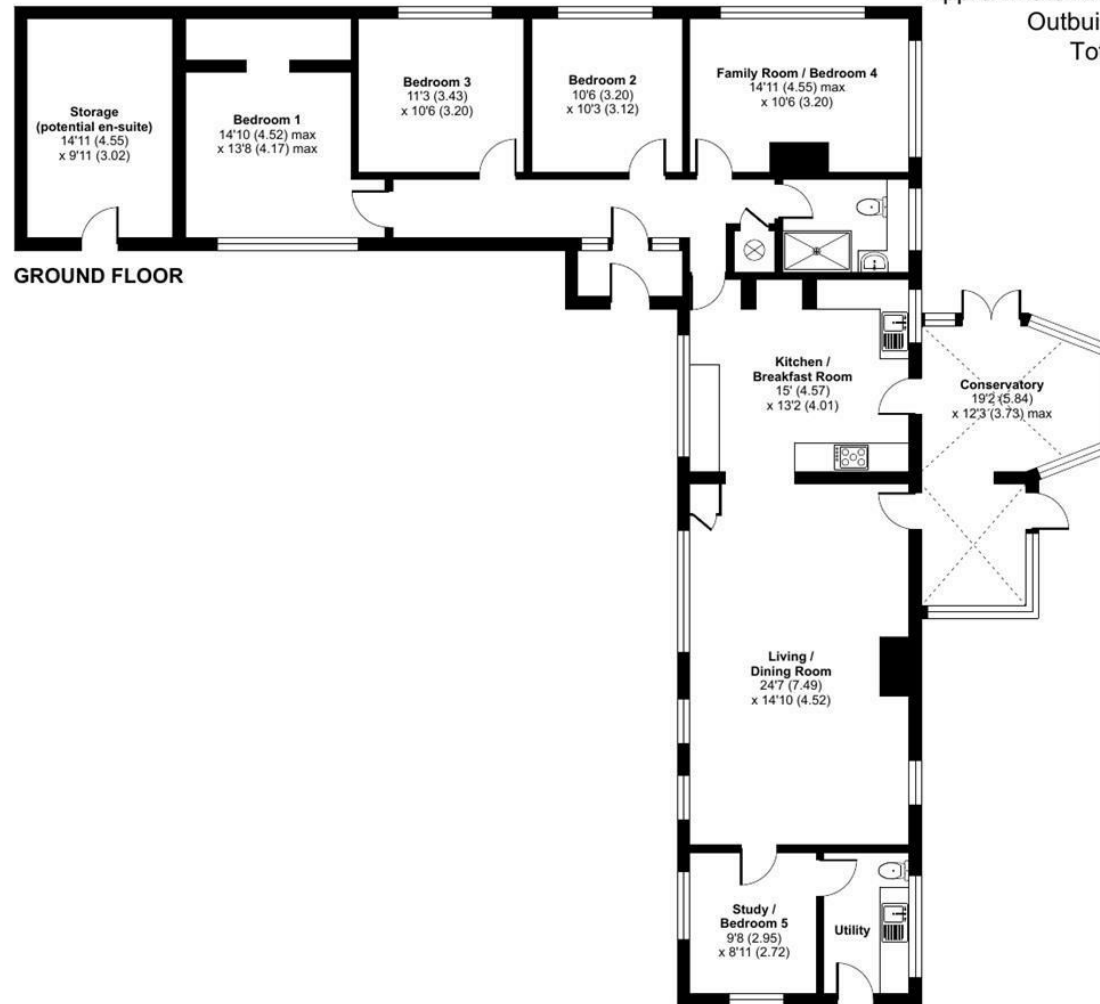
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Approximate Area = 1743 sq ft / 161.9 sq m

Outbuilding = 150 sq ft / 13.9 sq m

Total = 1893 sq ft / 175.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Clarke Gammon. REF: 1148286

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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