





Surrounded by greenery and gloriously nestled in the heart of the South Downs National Park, Alexander's Farm consists of six nineteenth century barns that were developed in the late 1900s, close to the rural hamlets of Froxfield and High Cross.

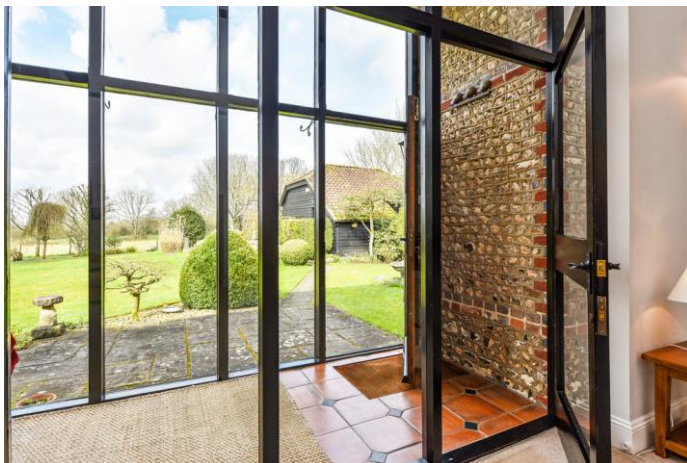
A shingled driveway leads round to a large private drive with off-road parking for several cars. There is a detached double garage, purposed as a workshop by the current owners with further overhead storage.

The front elevation is constructed of flint and brick. There are large, double height, glass panelled windows leading to an entrance hallway. This leads through to the hub of this wonderful home - a large, beautiful and well lit reception room with high, vaulted ceilings with exposed beams and a sky light. There is a large log burner in situ. This is a marvellous space for entertaining or relaxing.

The kitchen/breakfast room also has lovely, high, vaulted ceilings with exposed beams. It is an excellent size, with matching units, gas hob, double oven and space for a fridge/freezer. There is charming terracotta tiled flooring and part tiled walls, as well as ample space for a large breakfast/dining table. Window and door to rear garden.

Bedroom one is an excellent size double bedroom, with a front aspect and exposed beams. There are several built in wardrobes and a large en-suite bathroom, that offers a side aspect with tiled flooring and part tiled walls. In situ is a corner bath with curtain and shower above.

There are two further ground floor double bedrooms. Bedroom two is a spacious double with dual aspect, and



bed three is a double bedroom offering a rear aspect.

These bedrooms are serviced by a downstairs WC as well as a lovely family bathroom, with tiled flooring and mainly tiled walls, in place is a bath with shower above.

Upstairs, there is a delightful double bedroom offering an abundance of character with exposed beams. Two Velux windows and eave storage.

The garden to the front is a wonderful size with very little separating it from the surrounding countryside. It is a large area mainly laid to lawn, that has been wonderfully curated by the current owners with a series of shrubbery and borders. The area to the rear is a lovely, landscaped communal courtyard.

The accommodation is wonderfully presented throughout, with character in plentiful and lovely surrounding gardens. Viewing comes highly recommended.

Set off a country lane in the heart of the South Downs National Park, the property is located amid a gently undulating rural landscape that has remained largely unchanged for hundreds of years. Privett forms part of the Parish of Froxfield; a collection of rural hamlets with High Cross at its centre where there is a village primary school, Jubilee Hall with sports club, church and a shop/post office. The extensive network of local lanes provides amazing walks, cycling routes and access to footpaths ideal for any country/outdoor enthusiast. Petersfield is a short drive away with its comprehensive range of facilities. The A3 provides good regional transport links to Guildford and the south coast and there are regular train services from



Petersfield to London Waterloo in just over an hour.

Services: Mains electricity, mains water, private drainage.
LPG central heating.

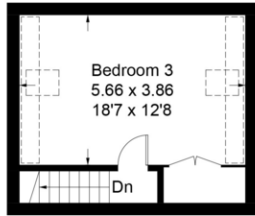
Service Charge: £1,010 per annum (2024). This covers the management of communal costs. These include maintenance, insurance, and the running of the waste treatment plant.

Tenure: Freehold

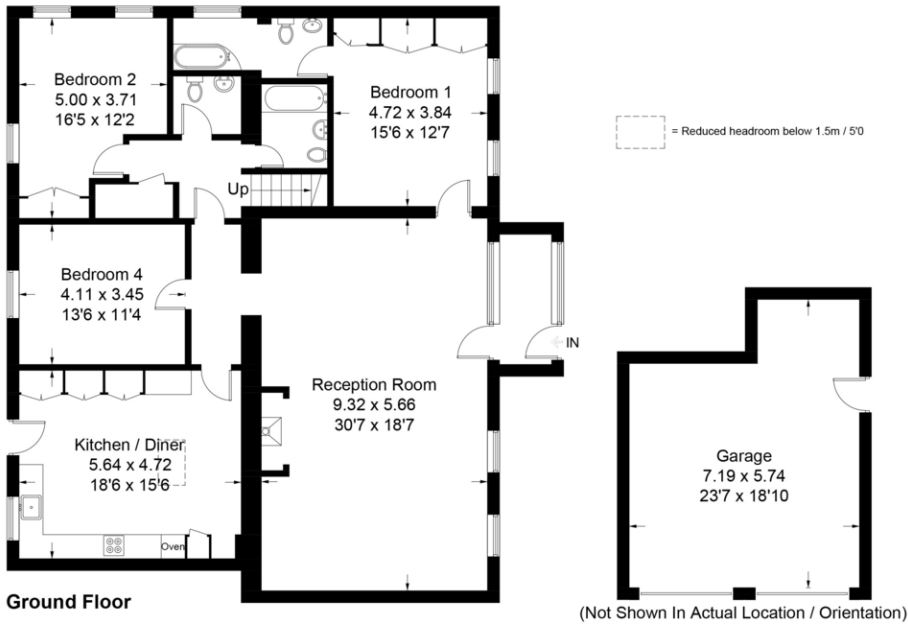


Alexanders Lane, GU34

Approximate Gross Internal Area = 194.5 sq m / 2093 sq ft
 Garage = 36.4 sq m / 392 sq ft
 Total = 230.9 sq m / 2485 sq ft



First Floor



Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58 D
39-54	E		
21-38	F	35 F	
1-20	G		

26 Lavant Street, Petersfield,
 Hampshire, GU32 3EF

www.jacobshunt.co.uk
 01730 262744
 properties@jacobshunt.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

