





Rarely does a home present itself in such thoroughly considered and impeccably executed condition as this remarkable detached residence in the village of Froxfield. The current owners have undertaken a transformation of genuine vision and ambition, resulting in a property that effortlessly marries the warmth and character of a traditional village home with the very finest in contemporary interior design. Every room has been conceived with both aesthetic excellence and practical family living firmly in mind and the result is a home of extraordinary quality that simply must be experienced in person to be fully appreciated.

The property is set well back from the road behind a sweeping gated driveway bordered by established hedging and mature specimen trees.

The ground floor is anchored by a truly breathtaking open-plan kitchen, dining and living space. Stretching to an impressive 25'10 x 22'10, this magnificent room has been designed and finished to a standard that rivals the very best in contemporary residential design. A bespoke hand-painted kitchen with marble worktops, open shelving with brass fittings, a substantial central island clad in fluted timber and topped with a waterfall marble surface provides both a practical workspace and an effortlessly stylish social hub. Pendant lighting in brushed brass and a lantern rooflight above bathe the space in natural light throughout the day, while bifold doors of considerable width dissolve the boundary between inside and out, opening directly onto the stone-paved terrace and the garden beyond.



The snug features a handsome wood-burning stove set within a marble surround, bespoke built-in cabinetry and shelving, and a wonderful sense of enclosure that renders it the perfect sanctuary for winter evenings. A further reception room - currently arranged as a dining room - is a calm and airy counterpoint, with French doors opening to the garden. A study or playroom, a ground floor cloakroom and extensive storage throughout complete the ground floor accommodation.

The first floor is accessed via a generous landing and offers five bedrooms of varying scale and character; all finished to an equally high standard. The principal bedroom suite is a room of genuine luxury - a spacious retreat measuring over 20 feet in length, benefiting from a walk-in wardrobe and a quite exceptional en-suite bathroom with exposed brick flooring, a free-standing slipper bath and a velux window flooding the space with natural light. The second bedroom benefits from its own stylish en suite shower room, where hand-glazed terracotta herringbone tiles form a bold feature wall, complemented by a floating oak vanity, vessel basin, matte black fittings and a frameless glass shower enclosure. The remaining bedrooms are served by an exceptional family bathroom - finished entirely in seamless warm microcement, with a deep inset bath with wall-mounted brushed brass tap, a wet room shower with thermostatic brass controls and a beautifully detailed arched display niche.

The property is set within a generous and beautifully established plot that affords a considerable degree of privacy from all aspects. To the front, a gated, wide gravelled driveway provides ample parking for multiple vehicles, flanked by mature planting and well-kept hedging. The rear garden is a particular joy - a wide, level lawn of considerable proportion is bordered by an abundance of established shrubs, trees and seasonal planting, creating a garden that is both beautiful and wonderfully private. A generous stone-paved terrace extends the full width of the kitchen extension, creating a seamless indoor-outdoor entertaining space. A clever pass-through window connects the kitchen directly to the terrace, lending the space an informal and convivial quality that is perfectly suited to the warm Hampshire months. An outbuilding of useful proportion provides additional storage.

Froxfield is among the most sought-after and picturesque of the villages within the South Downs National Park - a landscape of outstanding natural beauty offering some of Hampshire and West Sussex's finest walking, riding and cycling country on the doorstep.



**Approximate Gross Internal Area 2621 sq ft - 244 sq m
(Excluding Outbuilding)**

Ground Floor Area 1462 sq ft – 136 sq m

First Floor Area 1159 sq ft – 108 sq m

Outbuilding Area 116 sq ft – 11 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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

