

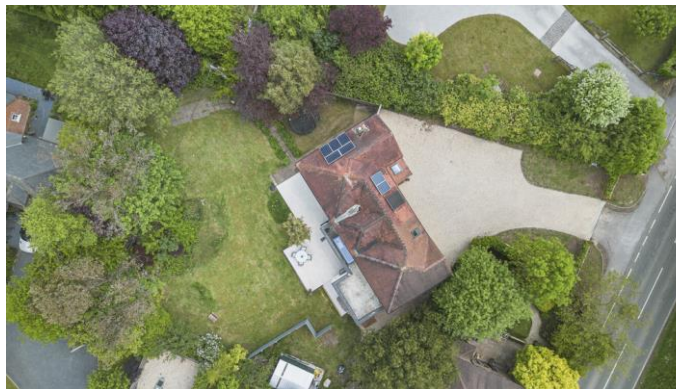




Rarely does a home present itself in such thoroughly considered and impeccably executed condition as this remarkable detached residence in the village of Froxfield. The current owners have undertaken a transformation of genuine vision and ambition, resulting in a property that effortlessly marries the 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.



Adjacent to the kitchen lies a dedicated and beautifully fitted pantry - a rare luxury that the keen cook will find

indispensable - fitted floor to ceiling in dark cabinetry with brass hardware, open shelving, a wine chiller and generous quartz worktop surfaces. A further and equally impressive utility room provides the practical backbone of the home, fitted in crisp white cabinetry with brass fittings, a Belfast-style sink, a Pulley Maid airer and striking monochrome geometric tiled flooring, connecting to a well-conceived boot room - a most welcome feature for a family enjoying the surrounding countryside.

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.



**Approximate Gross Internal Area 2745 sq ft - 255 sq m
(Including Outbuilding)**

Ground Floor Area 1466 sq ft – 136 sq m

First Floor Area 1163 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		

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



Zoopa rightmove onTheMarket