





A rare opportunity to purchase this unique detached property nestled in the village of Froxfield near Petersfield. The generous grounds of circa 3.2 acres offer great potential to someone keen to build their dream home.

There is an existing bungalow that has three bedrooms, family bathroom, kitchen and lounge, offering over 1150sq ft of living space. The premises was previously a kennels and cattery and therefore has multiple outbuildings offering a versatile space and business opportunity.

The property holds the potential to be of interest to someone looking for a building project and offers a great opportunity to create a home in a very desirable location

A further benefit is the property is sold with NO ONWARD CHAIN

The property is situated in a rural location in the parish of Froxfield, nestled in the heart of the South Downs National Park. Froxfield is a collection of small hamlets and is a very popular village. The bungalow is located opposite All Saints Church in Froxfield. The local countryside provides a perfect environment for country enthusiasts with all the advantages of the National Park. The market town of Petersfield is just three miles to the south-east and offers a variety of amenities in a bustling town centre. Shops include Waitrose, Tesco and there are numerous boutiques, cafes and further shops. Petersfield is on a fast direct service to London Waterloo to the north (in approximately an hour) and Portsmouth to the south. The tunnel at Hindhead now provides easier road travel along the A3 to London. The town has many active clubs and societies with golf available



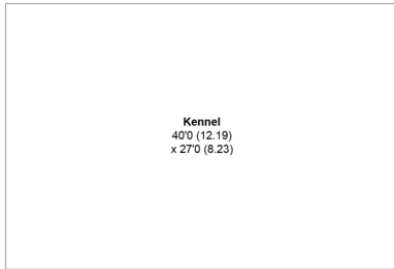
at Petersfield, Liphook and Midhurst, horse and motor racing at Goodwood, polo at Cowdray Park and sailing along the South Coast. There are many excellent schools in the area including Churcher's College, Bedales, Ditcham Park, TPS and Bohunt.

Viewing through Jacobs & Hunt, Petersfield.

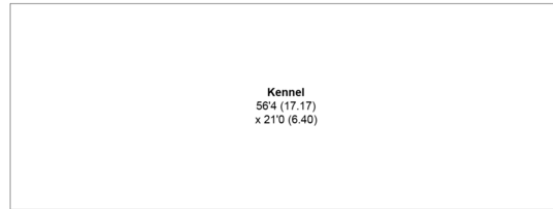


Coleus, Privett Road, Froxfield, Petersfield, GU32 1EF

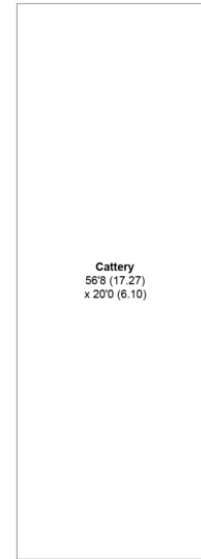
APPROXIMATE GROSS INTERNAL AREA = 1184 SQ FT / 110.0 SQ M
 OUTBUILDINGS = 499 SQ FT / 46.4 SQ M
 TOTAL = 1683 SQ FT / 156.4 SQ M



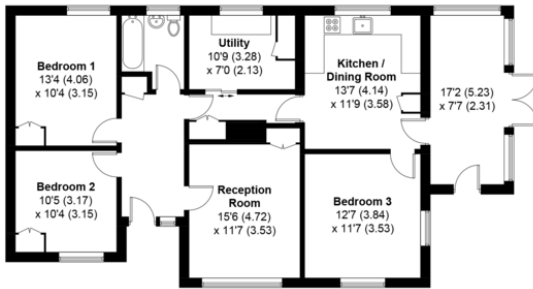
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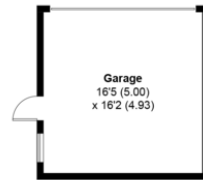
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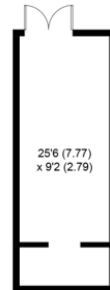
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GROUND FLOOR



(Not Shown In Actual Location / Orientation)



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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1005643)

Produced for Jacobs & Hunt - Petersfield

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