





Set along the quiet and picturesque Honeycritch Lane in Froxfield, this semi-detached three-bedroom cottage offers a rare opportunity to enjoy modern comfort in a truly rural setting. Surrounded by open countryside and accessed via a quiet lane, the home offers privacy, space, and an exceptional quality of life.

The current owners have significantly improved and modernised the property throughout, while still keeping the feel of a traditional country home.

Outside, the generous wrap-around garden is a real highlight. With large lawns, a terraced BBQ area, vegetable and pumpkin patch, and a greenhouse, it's well set up for those who enjoy outdoor living or growing their own produce. There's also a shepherd's hut-style office and a separate workshop, both with lovely views - ideal for working from home or weekend projects. A private driveway provides parking for several vehicles.

Inside, the ground floor offers a well-planned layout. You enter into a light-filled dining room, which leads through to a utility room and cloakroom. The kitchen has been opened up to make the most of the views, with large windows overlooking the countryside and a walk-in larder adding useful storage. This flows through to a spacious sitting room with a log burner, perfect for cosy evenings, and then onto a recently refurbished sun room with panoramic views of the garden and fields beyond.

Upstairs are three comfortable double bedrooms, each enjoying open rural views, and a beautifully presented family bathroom with both a freestanding bath and a separate shower.



The location is another key feature - surrounded by footpaths and bridleways, it's ideal for walkers, nature lovers or anyone wanting a quieter pace of life. It's also within walking distance of the renowned 'Pub With No Name' and sits in catchment for the well-regarded Froxfield C of E Primary School.

The property runs on a septic tank, shared with a neighbour and situated in the neighbours' garden. The owners contribute approx £400 per annum for septic tank discharge and management, which includes monthly tank emptying.

Mains water & electricity, oil fired central heating.

Council tax band D - £2232 per annum.

Viewings through the vendors' sole agents, Jacobs & Hunt, Petersfield.

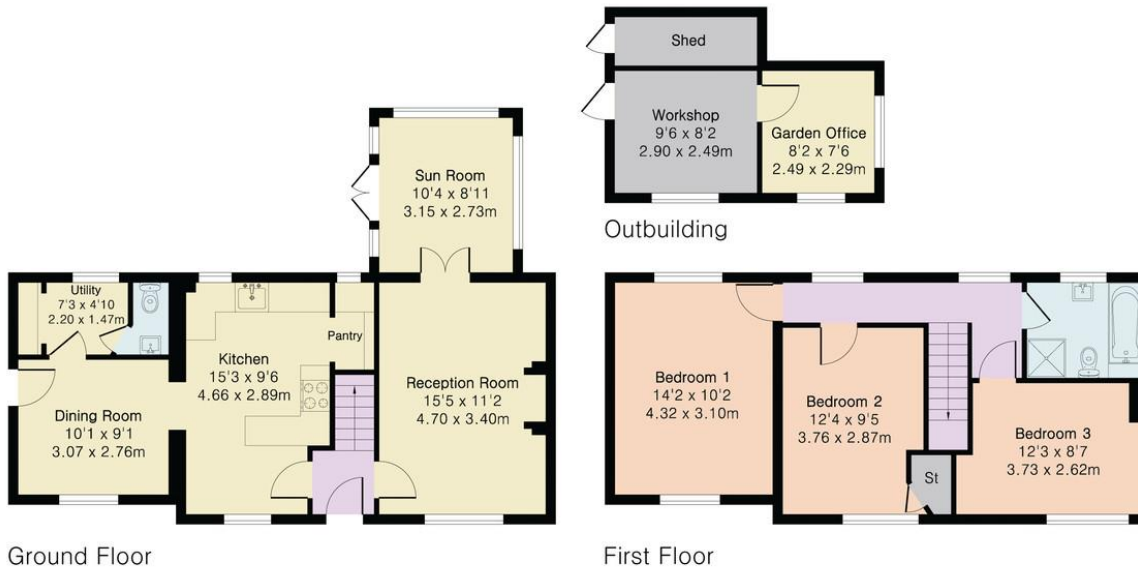


**Approximate Gross Internal Area 1160 sq ft - 107 sq m
(Excluding Outbuilding)**

Ground Floor Area 629 sq ft – 58 sq m

First Floor Area 531 sq ft – 49 sq m

Outbuilding Area 176 sq ft – 16 sq m



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 74 C |
| 55-68 | D | 61 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

