





Charming, character detached house built circa 1900 which is situated in Cockshott Lane, Froxfield, featuring the most wonderful gardens and fenced paddock of just over one acre.

Cockshott Lane, Froxfield, just 3 miles from Petersfield, is a very much sought after location and the house, although offering a large sitting room with fireplace, study, large kitchen/dining room, snug and conservatory, lends itself very well to being further enhanced with a substantial extension, subject to planning, to increase the bedroom capacity.

The gardens and paddock are an absolute joy and properties with this size plot, in this rural location, are few and far between. Please contact us for further information and arrange to book a visit!

Accommodation comprises;

Entrance porch, with WC, leading to entrance hallway stairs to first floor. Under stairs cupboard.

The principle reception room sits to the left of the house with a triple aspect overlooking the gardens. Large, open fireplace with open brick chimney breast, oak mantle and matching brick hearth.

Off the hallway is a study. To the right hand side of the house is a bespoke oak kitchen with tiled floor and Rayburn cooker, which has just had a full service, which supplies hot water and central heating, via radiators.

The kitchen is open to a dining room which leads to a Snug.



From the kitchen, there is a rear hallway that leads to a double glazed conservatory and utility room.

From the hallway, there is a stone staircase leading to a large landing giving access to the two bedrooms and bathroom with shower.

Externally, the gardens surround the house and gives a high degree of privacy. To the north is a large fenced paddock.

Double garage with large gravel driveway leading to Cockshott Lane.

Vacant possession.

Council Tax Band - E £2596pa

Oil central heating.

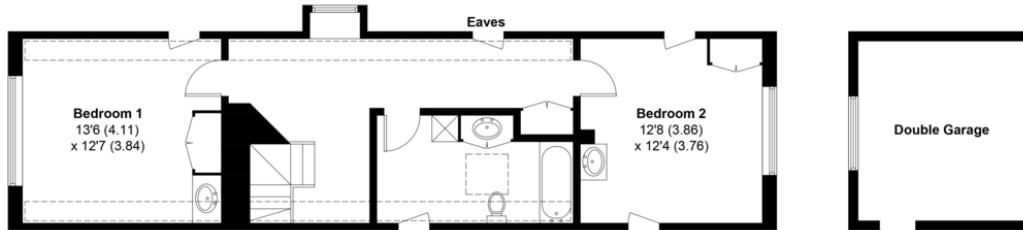
Viewings through the Vendors sole agent, Jacobs & Hunt, Petersfield.

**WE ARE OPEN 7 DAYS A WEEK FOR YOUR VIEWING
CONVENIENCE!**

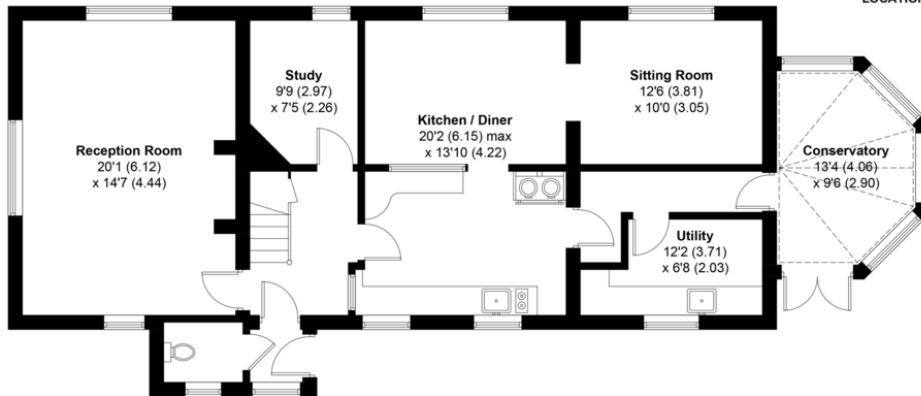


Weeke Green Cottage, Cockshott Lane, GU32 1BB

APPROXIMATE GROSS INTERNAL AREA = 1834 SQ FT / 170.4 SQ M
(EXCLUDING DOUBLE GARAGE)



FIRST FLOOR



GROUND FLOOR

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 (ID1098362)
Produced for Jacobs & Hunt - Petersfield



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F	27 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



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