



WARRENSIDE FARM

Warren Lane, Priors Dean, Petersfield, Hampshire GU32 1BW





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Your chance to own a carbon negative home with some of the finest views in Hampshire

Main House

Top floor principal bedroom with dressing room, en suite shower room and balcony | Guest suite with en suite bathroom and dressing room
Bedroom 3 with en suite shower room and balcony | 2 further bedrooms (5 bedrooms in all) | Family bathroom | Entrance hall
Large open plan kitchen/dining/living room | Drawing room | Media/family room with shower room off | Snug | 2 cloakrooms | Boot/utility room
Sliding doors from kitchen opening to a large deck and garden courtyard

Land and Buildings

An extensive range of stores, stabling, double garage and pole barn/machinery store
Equestrian Barn | Stables | Menage | Paddocks extending in all to about 27.72 acres (11.22 ha)

Garden and House 1.7 acres (0.69 ha) and paddocks and grazing extending to 37.19 acres (15.05 ha)

In total 40.10 acres (16.23 ha)

Petersfield 4.3 miles | Alton 9.1 miles | Alresford 10.5 miles | Winchester 19.5 miles | Guildford 26.1 miles | Mainline station and A3 at Petersfield
(Mileages are approximate)



LOCATION

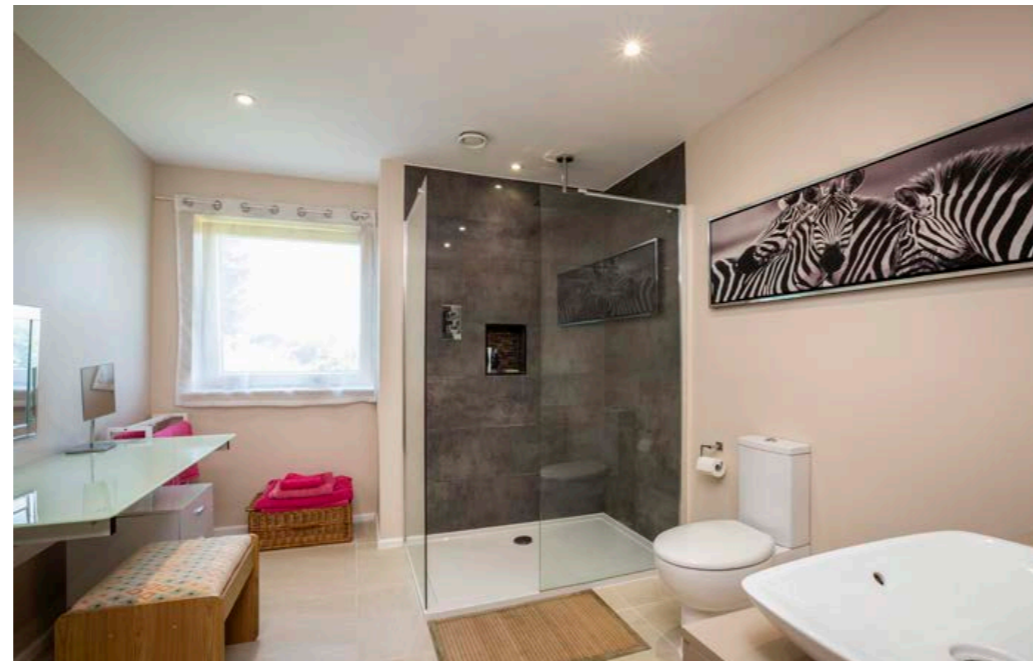
Priors Dean is part of an ancient landscape much unaltered over the centuries and now in the heart of the South Downs National Park. The steep sided wooded hillsides are known as the 'Hangers' and are largely beech woodland with some yew, ash and wild cherry on chalk which provide a habitat for many rare species. Warrenside Farm is ring fenced by its own land on high ground with commanding views.

The neighbouring village of Froxfield is a collection of rural hamlets rather than just one village, with High Cross at its centre which has a village school, large Jubilee Hall with sports clubs and a shop. Petersfield is handy with its comprehensive range of facilities. Hawley village is also close by. The extensive network of local lanes, footpaths and bridleways provide amazing walks and cycling routes, ideal for any country/outdoor enthusiasts. The Hawley Inn and also Pub with No Name are within country walking distance. Petersfield is about 10 minutes' drive with an extensive range of shopping amenities.

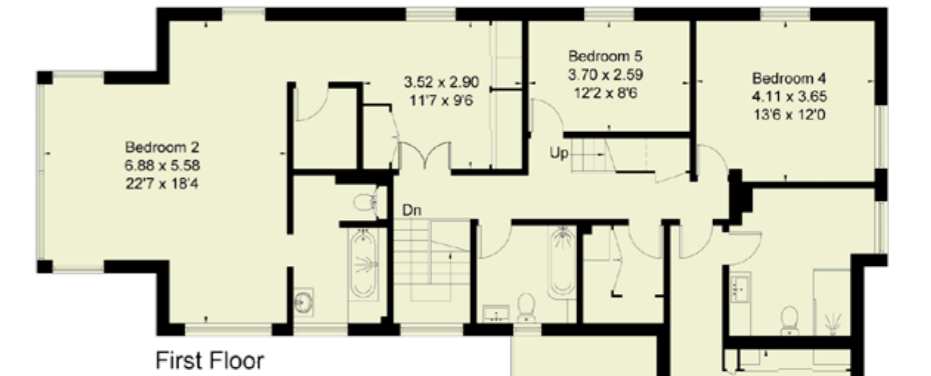
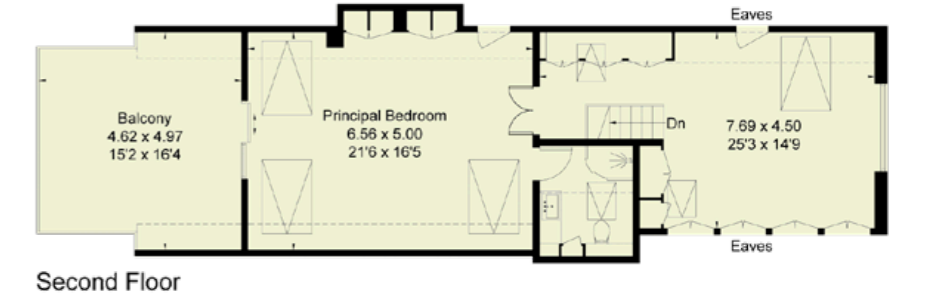
The A3 provides good regional transport links to Guildford and Portsmouth (ferry services). Chichester & Winchester are also within reach. There are well regarded state and private schools within the region, including Bedales and Churcher's at Petersfield, where there is also a station with regular trains to London via the Portsmouth Harbour to Waterloo service

THE PROPERTY

Warrenside Farm is a 'carbon negative' sustainable house set in a special natural environment with some of the counties finest and most extensive 'Wow' views in many directions. Once inside, it is easy to see how well the space flows over 3 floors and how it brings the outside in with its large picture windows. The original 1940's house has been cleverly upgraded and enhanced by our clients since 2017 providing a uniquely sustainable home fit for the 21st Century. There is a wonderful open plan kitchen/dining/living room at the heart of the house, with several well proportioned reception or family/media rooms, a snug and practical boot/utility room. Careful attention to running costs with high levels of insulation, a ground source heat pump combined with extensive solar energy. It is a fantastic family home with scope to provide further ancillary accommodation with garden and grounds for children to safely free range in or to have horses or hobby livestock at home with the extensive paddocks and courtyard of buildings.



Approximate Floor Area = 515.9 sq m / 5553 sq ft
 Mezzanine = 7.4 sq m / 80 sq ft
 Total = 523.3 sq m / 5633 sq ft





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OUTSIDE

The garden is manageable and arranged around the house with particular emphasis on the entertaining deck on the southerly elevation. The garden also incorporates a small pond and is designed to maximise the views of the surrounding countryside. The grounds are mainly paddocks which are accessed from the stable courtyard and with a secondary entrance on the southwest corner of the land.

FARM AND EQUESTRIAN

The property extends to 16.23 hectares (40.10 acres) and provides a range of outbuildings providing approximately 10,100 square feet and a 13,000 square foot menage. The adjacent table summarises their construction.

Of particular note, the plant room for the ground sourced heat pump is located in the House Store (Building 1) together with the solar inverters and batteries that serve the solar panels on the roof on the Stables (Building 2). The two car charging points are located on the outside of the house store.

Whilst the buildings historically have focused on an equestrian use, they are flexible in layout and have the potential to be converted to other uses, particularly, gyms, annexes, party barns subject to obtaining the relevant planning permissions. There is a current planning

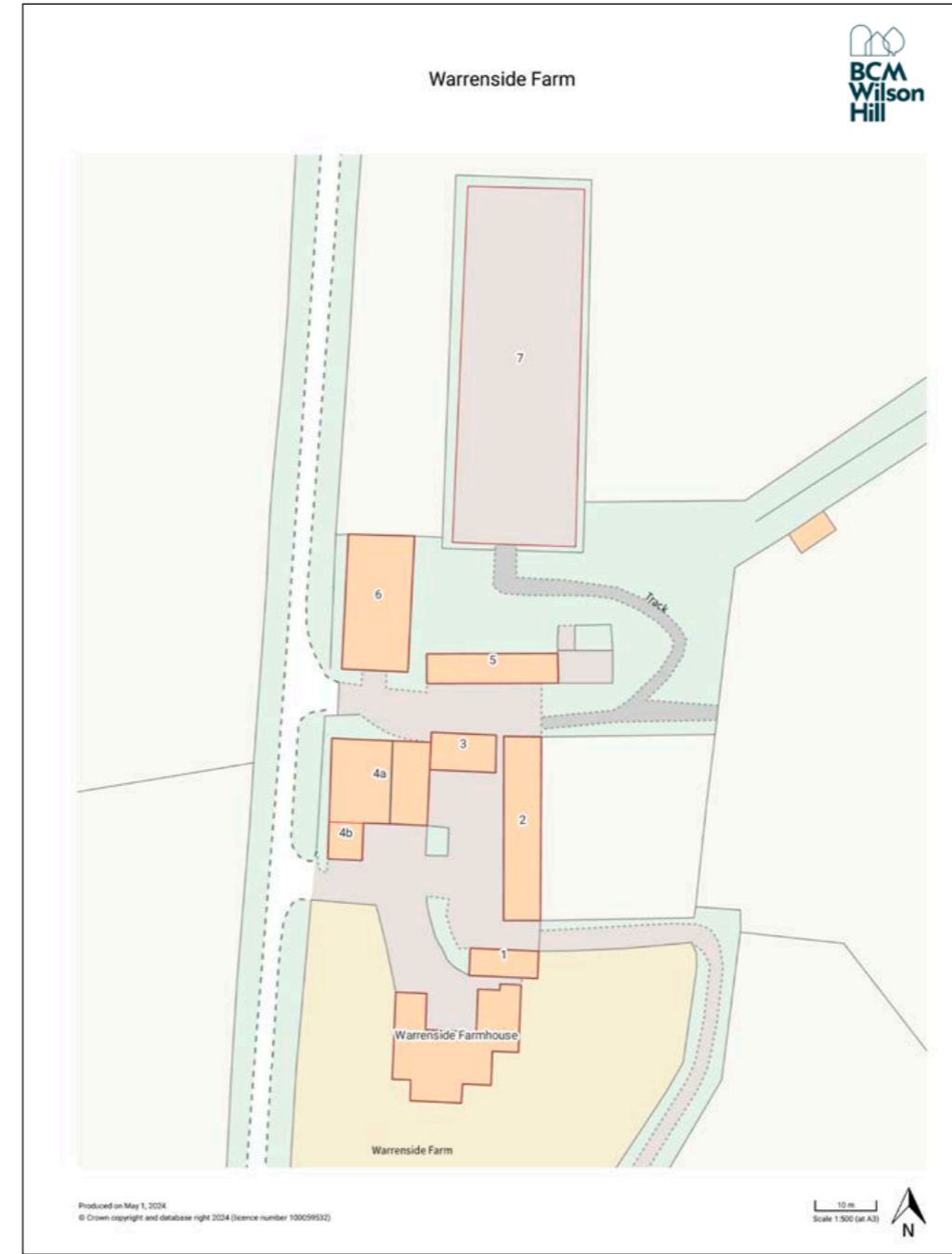
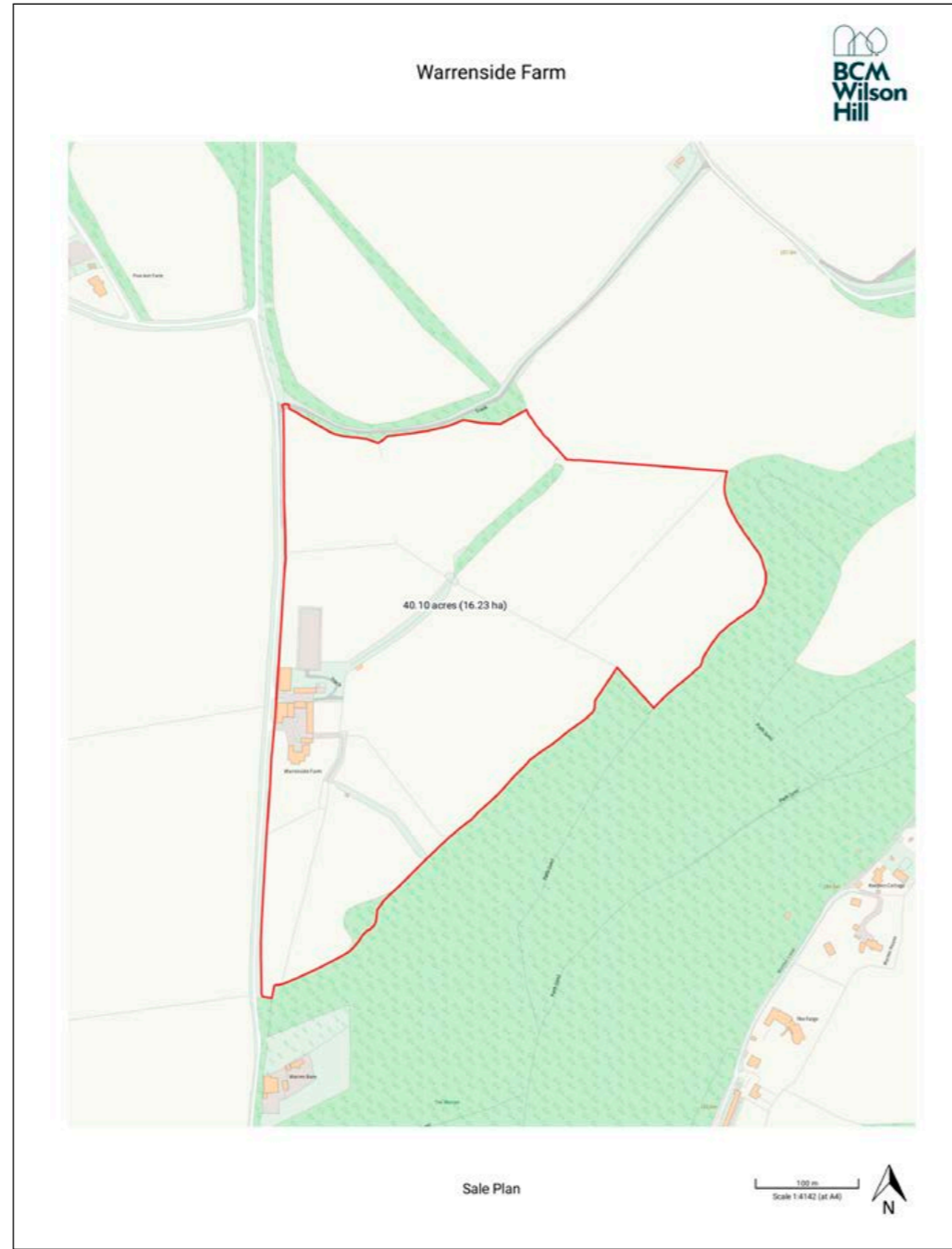


application to convert the Indoor School into a modern carbon negative home.

Allowing for the footprint of the Farmhouse and Farm buildings, the land as a whole extends to 15.05 hectares (37.18 acres).

There is a small belt of woodland, but essentially the land provides excellent free draining grassland suitable for grazing horses, sheep and cattle. There is water to the field and the fencing is in good order. It should be noted that a footpath runs alongside the eastern boundary.

Beyond the property, the easterly boundary neighbours an area of ancient woodland much of which is designated Sites of Special Scientific Interest (SSSI), so it is a very special environmental area. At present, Hampshire County Council own some of the adjoining hillside/hanger which is also a European Special Area of Conservation due to the abundance of rare flora and fauna, including red and white Helleborine (orchids). The woods also provide habitat for owls, voles and mice as well as badgers, deer and foxes.



GENERAL REMARKS

Services

Mains water and electricity, 30KWP solar PV array on the outbuildings, average annual generation 27,500 kWh. Battery storage, 2 EV charging points. Ground Source Heat pump provide heating throughout the house and cooling to the top floor via invisible air conditioning. Mechanical ventilation with heat recovery. Private drainage.

Local Authority

East Hampshire District Council
www.easthants.gov.uk
Tel: 01730 266551

Council Tax

Band G

EPC

81B

Agents Note:

- A public footpath crosses part of the lower paddocks on the boundary (out of sight of the house)
- Broadband: Fibre
- Mobile Phone Coverage: Good on most networks
- Carbon Negative: More information is available in our client's summary sheet on request

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BCM Wilson Hill Ltd have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Plans and maps should be treated as a guide only.

Directions to GU32 1BW

From Petersfield leave via Bell Hill (marked Steep/Froxfield). Proceed out of the town through Steep and straight on up Stoner Hill and at the top of the hill keep going on past The Trooper pub and soon after turn right (Warren Corner/Hawkley) into Warren Lane, follow this lane passing a number of cottages and as you come to a sharp left hand carry on into a straight lane, having passed the woodland on your right and Warreside Farm will be found about 200 yards on your right.



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Viewing

Strictly by appointment with the selling agents only.

NB: Details and photographs dated September 2024 and April 2024.



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