

**WYKE GREEN FARM.**  
Froxfield, Hampshire.





# PREFACE.

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## Main House:

Front hall | Drawing room | Sitting room | Study | Kitchen/Dining room | Garden sitting room | Downstairs Loo | Back hall | Principal bedroom with dressing room and adjoining bathroom | Three further bedrooms, each with adjoining bathroom | Fifth bedroom | Laundry room | Cellar

## Additional Accommodation:

Integral self-contained annexe: kitchen | Sitting room | Two bedrooms | Bathroom

Nursery cottage: Kitchen/Sitting room | Two bedrooms | Bathroom

Dairy cottage: Kitchen/Sitting room | Bedroom | Bathroom

## Outbuildings:

Gym | Garage with garden store, Plant room, Office, Workshops and storage room  
Modern stable block | Greenhouse

## Garden and Grounds:

Approximately 6.5 acres of garden and grounds including formal walled garden, orchard, and paddocks

Tennis Court

## For sale Freehold:

Approximate area:

Main House = 600 sq m / 6,458 sq ft

Total Area = 1050 sq m / 11,302 sq ft



## WHY WE LOVE WYKE GREEN FARM.

‘Set in the bucolic countryside of the South Downs National Park Wyke Green Farm is a substantial Georgian former farmhouse which has been thoughtfully modernised into a splendid family home.’



Wyke Green Farm sits in a private location outside the hamlets of Froxfield Green and High Cross. The house is set back from a quiet country lane behind a high hedge. Its agricultural past is charmingly visible in its layout which is arranged around a large gravelled courtyard with the main house to one side and a range of outbuildings, two of which have been converted into separate accommodation, to the other side of the courtyard.

Built in the 18th century with additions and alterations from the early 19th and 20th century, the house is grade II listed with plenty of period features from across the centuries. Its interiors are generously proportioned and flow exceptionally well throughout for family life and or entertaining.

## DOWNSTAIRS

The rendered front façade of the house has classic Georgian proportions with sash windows and an elegant fanlight window above the front door which opens into a formal entrance hallway. To one side sits a bright formal drawing room with marble fireplace and a large bay window overlooking the garden. A cosy triple aspect informal sitting room with log burner, lovely original ceiling beams and French windows onto the garden provides separate reception space, as does a large study to the other side of the hallway which was historically the dining room and is currently used as a home office.

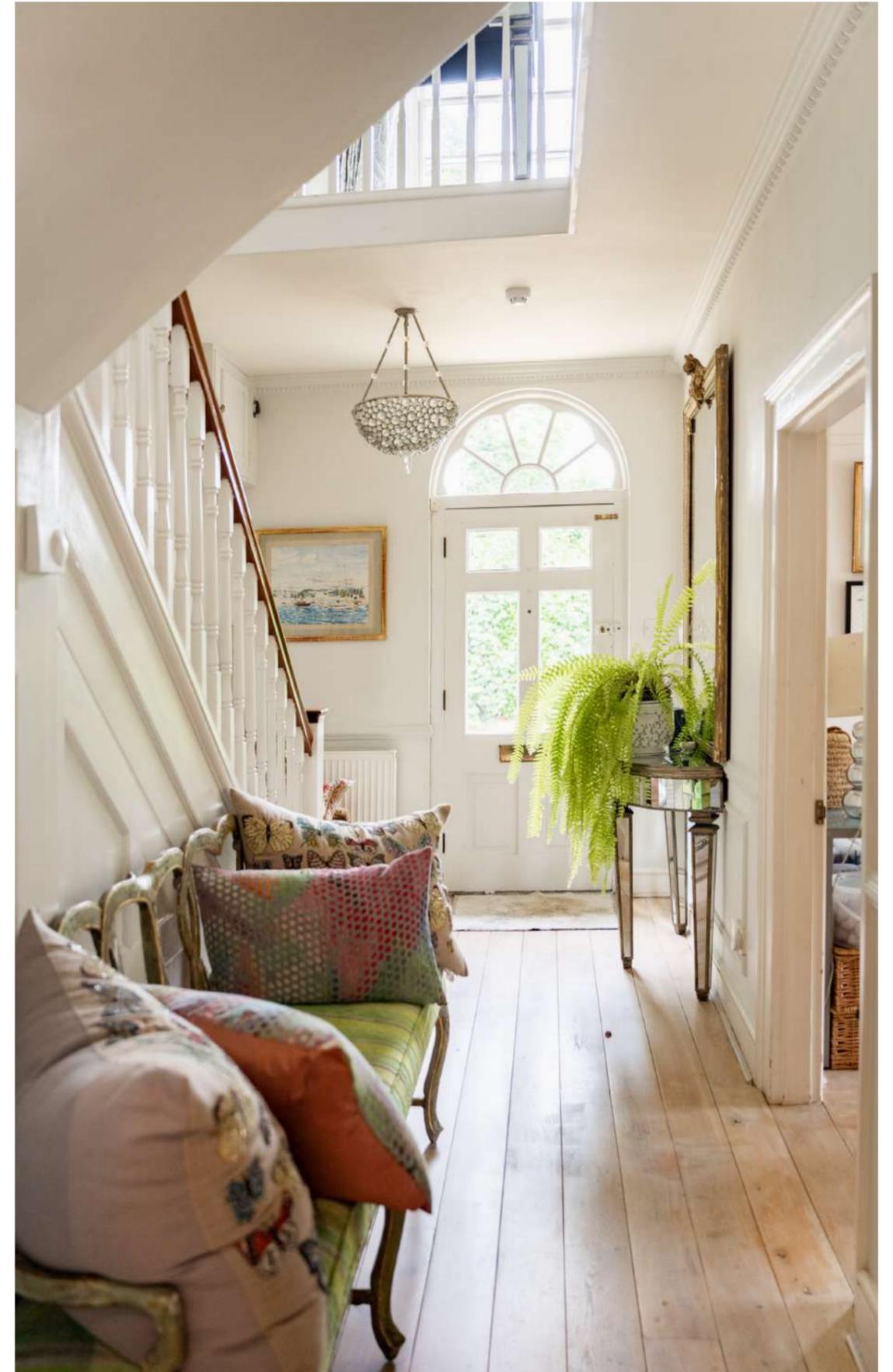
The formal entertaining spaces are separated from the kitchen/dining room and 'back of house' spaces by a welcoming back entrance hall

which leads into a pretty flint and brick service wing. The back hallway has its own AGA, inbuilt cupboards and shelves, plenty of space for coats boots and dog beds, adjoining downstairs loo, and a side door leading out to the main parking area at the side of the house.

The triple aspect kitchen/dining room is a wonderfully generous and airy open plan space with wooden floor, a modern fitted kitchen with walk in pantry and a large dining area with double French doors leading on to an outdoor dining terrace. The space extends up to a garden sitting room at the far end with sliding doors onto the garden.

The original wine cellar is accessed via a staircase leading down from the front hall.

## MAIN HOUSE.





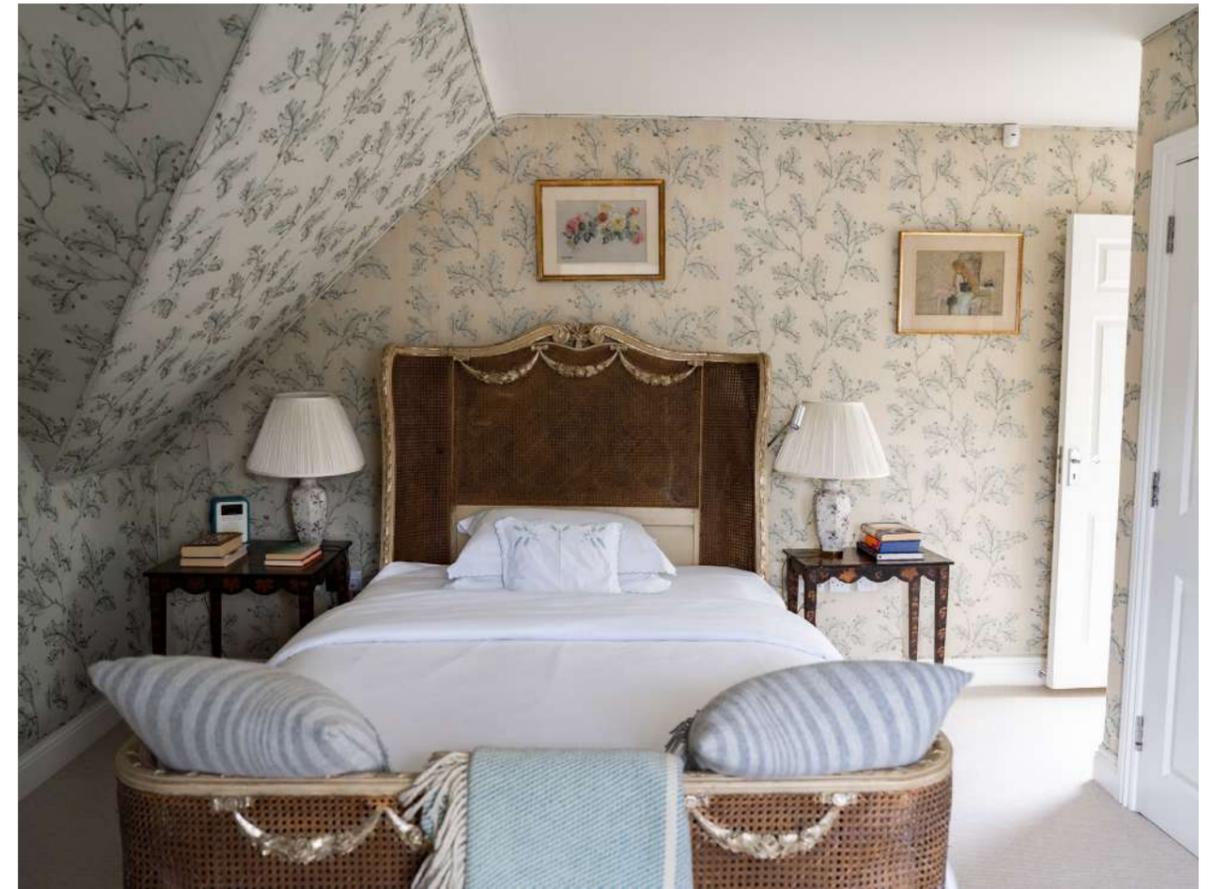






## UPSTAIRS

The principal bedroom is on the first floor and comprises a large bright bedroom with bay window and sitting area as well as an adjoining dressing room with inbuilt cupboards and adjoining bathroom with walk in shower. Three further double bedrooms, (all with adjoining bathrooms), and a well-appointed laundry room flow off the wide first floor hallway. There is a fifth bedroom on the second floor.





## INTEGRAL ANNEXE

An integral self-contained two-bedroom annexe is located at the far end of the service wing on the ground floor. The space has an internal door from the main house as well as its own external front door, making it perfect for guests or separate ancillary accommodation and comprises, a kitchen, sitting room, bathroom and bedroom on the ground floor. A spiral staircase leads up to a second bedroom on the first floor.

## COTTAGES

Nursery Cottage and Dairy Cottage are a pair of traditional brick and flint single story buildings which are both centred on their own lawned courtyard. Nursery Cottage comprises an open plan kitchen/sitting room, two bedrooms and a bathroom. Dairy Cottage comprises a kitchen/sitting room, a bedroom and a bathroom. Both cottages are well-appointed and provide separate accommodation from the house.



## OUTBUILDINGS.

The house comes with a substantial array of outbuildings including a gym; a modern stable block with double open boxes, tack room and hard standing yard; a large double garage with garden store, plant room, office, two workshops and a storage room above; and a greenhouse.



## GARDENS.

The gardens are an absolute delight in any season but are magnificent in summer with a wonderful easy and confident planting scheme that is the epitome of an English country garden. Set in 6.5 acres of predominantly south facing garden and grounds, a formal walled garden sits to the southwest of the house. French windows lead out from the sitting room kitchen/dining room and garden room onto a large stone terrace with a lilypond, a wisteria shrouded pergola, and a dining area, positioned to catch the afternoon and evening sun. The terrace overlooks lawns and flowerbeds planted with a rich profusion of shrubs and flowers with gates leading on from the formal walled garden to a woodland garden with a variety of mature trees. A tennis court and two paddocks lie beyond to the South.

A gravelled courtyard with parking area, adjoining orchard, lawn and third paddock sit to the northeast of the house.









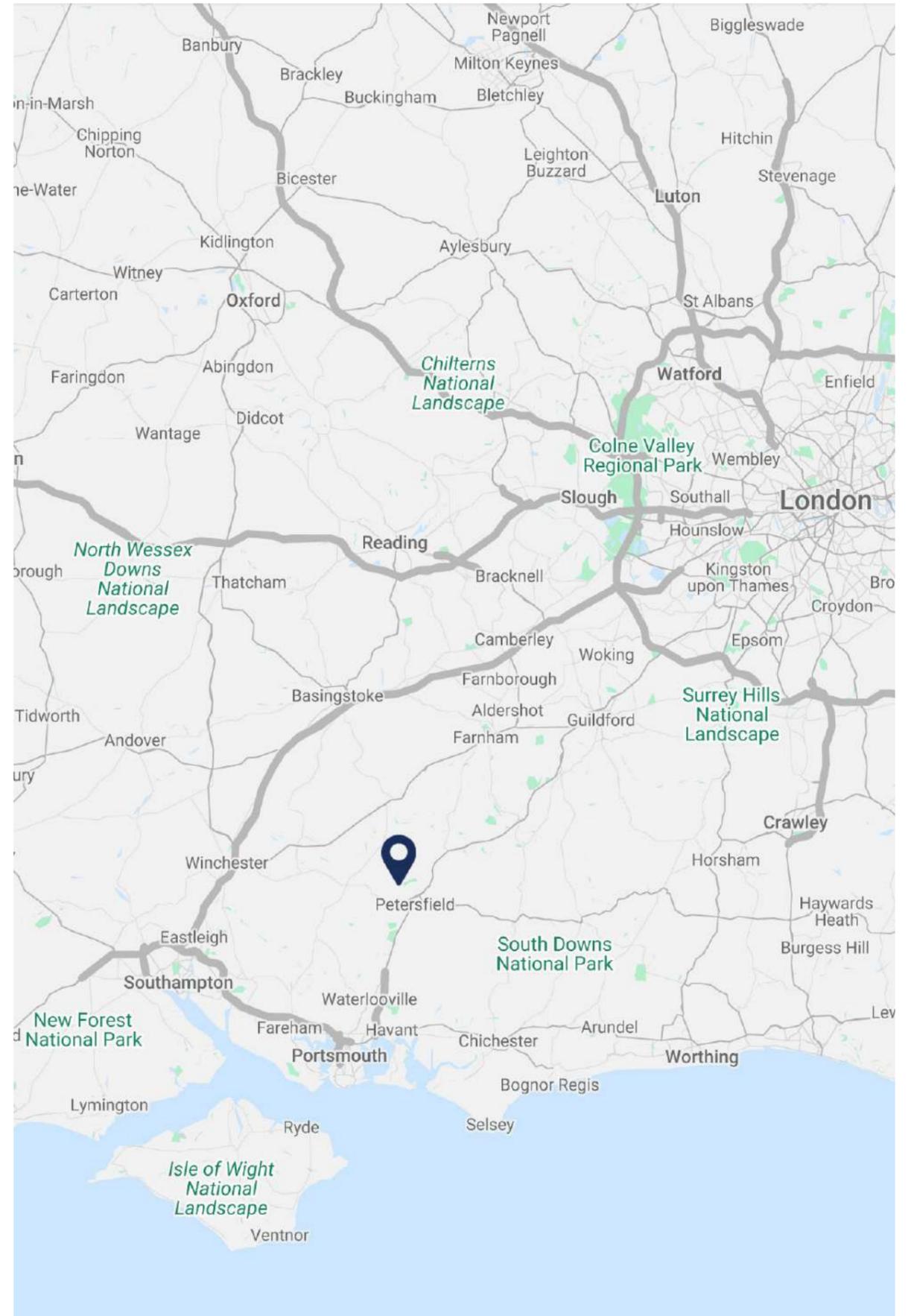
**Blue Book.**

Note: This plan is for identification purposes only. It is believed to be correct but its accuracy is not guaranteed.

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## CHAPTERS PAST.

Despite its proximity to the historic town of Petersfield, which was established around the 12th century and grew to be a thriving local centre in the medieval wool trade, the Froxfield plateau has remained a predominantly rural area throughout its history, with significant pockets of surviving ancient woodland.

The area's glorious topography with its stunning views and wildlife was an important research ground for pioneering 18th century naturalist and author Gilbert White, who was born and lived most of his life in the nearby village of Selborne, where he served as parson. White is celebrated as one of the earliest ecologists. His book 'Natural History and Antiquities of Selborne' has been in continuous print since

its first publication in 1789 and is reputedly the fourth most published work in the English language after the King James Bible, the Complete Works of Shakespeare, and The Pilgrim's Progress.

The local landscape also inspired the celebrated poet, critic, and biographer Edward Thomas, who lived in the parish of Froxfield from 1906 until 1916, when he enlisted in the Great War. Several of Thomas' poems are set in the Ashfold Hangers and display a profound love of their natural beauty. The poet was killed at the battle of Arras and a memorial stands in his memory at one of his favourite local spots on nearby Shoulder-of-Mutton Hill, which boasts a spectacular view and is referenced in his poem 'When First'.

'When first I came here I had hope,  
 Hope for I knew not what. Fast beat  
 My heart at sight of the tall slope  
 Of grass and yews, as if my feet  
 Only by scaling its steps of chalk  
 Would see something no other hill  
 Ever disclosed. And now I walk  
 Down it the last time. Never will  
 My heart beat so again at sight  
 Of any hill although as fair  
 And loftier.'

— 'When First', Edward Thomas

‘Despite its rural feel, Wyke Green Farm has excellent connections and is perfectly placed for first rate schools and a hassle-free commute into London.’



## TRANSPORT

Wyke Green Farm has easy access to the A3 linking it to Guildford and London via the Hindhead tunnel. For those wishing to commute, Petersfield station is a 10-minute drive away and has regular services to London Waterloo from 1 hour 6 minutes.

## LOCALITY.

Petersfield 3 miles (London Waterloo 66 mins)  
Winchester 19 miles (London Waterloo 55 mins)  
Portsmouth 20 miles

(Distances and times approximate)

‘The name “Little Switzerland” has been given to this part of Hampshire due to its inspiring scenery and panoramic views.’

Wyke Green Farm is situated on the Froxfield plateau just outside the hamlets of Froxfield Green and High Cross within the stunning countryside of the South Downs National Park and conveniently close to the market town of Petersfield.

The hamlet of High Cross with its church, village shop and Post Office, is 1 mile away and there are two local pubs, The Pub with No Name and The Trooper Inn, also within walking distance or several minutes’ drive. A wider range of further amenities are available an 8-minute drive away in the market town of Petersfield with its pretty period centre and selection of supermarkets and independent shops.

There is excellent walking country right on the doorstep, including along the Hangers Way. The Ashford Hangers National Nature Reserve is around a mile walk from the house with its chalk grasslands, swathes of beautiful woodland, and breathtaking elevated views described by the celebrated writer and poet Edward Thomas who lived in the area with his young family in the early 20th century.

Local sporting offerings include golf at Petersfield (which has two courses) and Liphook, sailing from Chichester harbour on the south coast, fishing on the rivers Itchen and Test, horse and motor racing at Goodwood, and polo at Cowdray Park.

## FANTASTIC SCHOOLS

There is a fantastic choice of schools locally. Froxfield Primary and Pre-school and Dunannie Nursery and Pre-prep are both within several minutes’ drive. Prep Schools include Highfield, Dunhurst, Twyford and Pilgrims, whilst Independent Secondary Schools include Bedales in Steep, Churcher’s College and Ditcham Park School in Petersfield, Winchester College and St. Swithun’s School.

Wyke Green Farm, Froxfield, Petersfield GU32 1DZ

Gross Internal Area (Approx.)

Main House = 600 sq m / 6,458 sq ft

Nursery Cottage = 81 sq m / 871 sq ft

Dairy Cottage = 37 sq m / 398 sq ft

Stable = 33 sq m / 355 sq ft

Garage = 283 sq m / 3,046 sq ft

Outbuildings = 16 sq m / 172 sq ft

Total Area = 1050 sq m / 11,302 sq ft



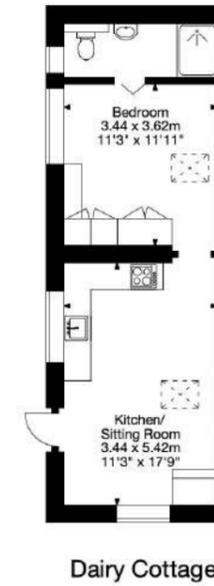
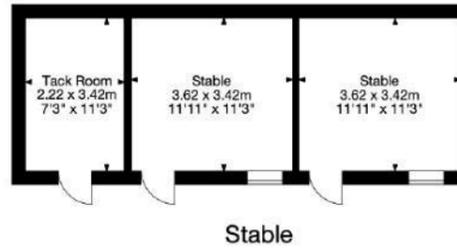
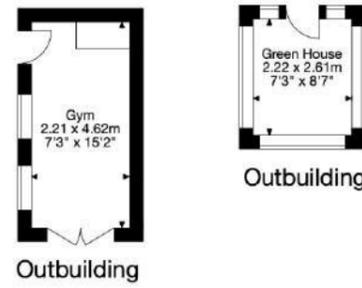
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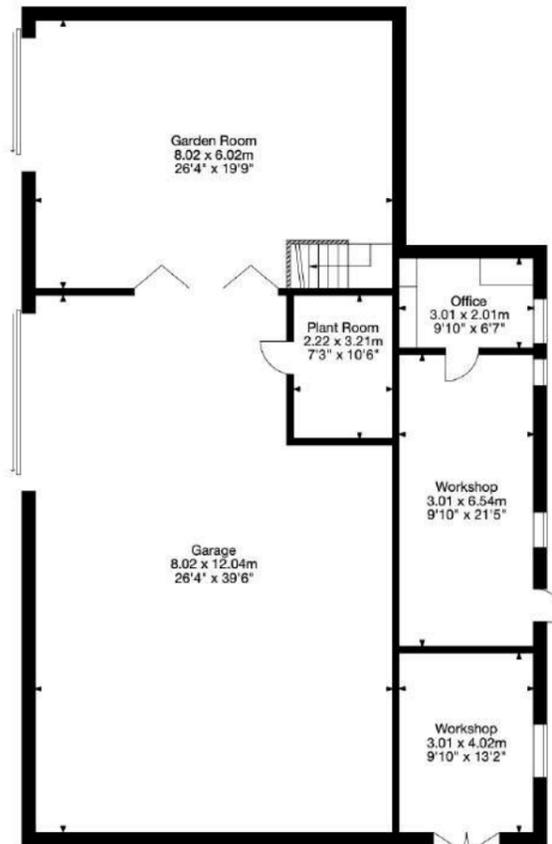
**Separate Accommodation and Outbuildings**

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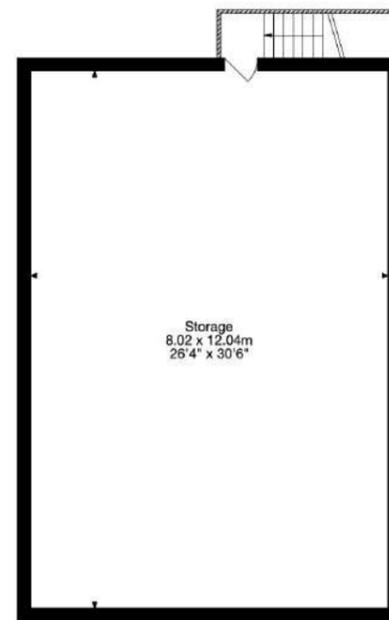
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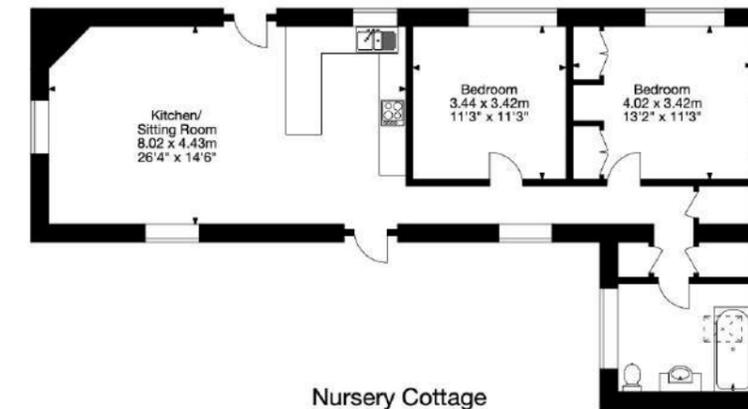
Outbuildings not shown  
in actual location or orientation



Garage Ground Floor



Garage First Floor



Services: Mains water and electricity, oil-fired central heating, private drainage.

Fixture and Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments are specifically excluded but may be available by separate negotiation.

Tenure: Freehold

Local Authority: Hampshire County Council (tel. 0300 555 1375) and East Hampshire District Council (tel.01730 266551)

EPC Rating: Exempt

Council Tax Band: H

What3Words: ///lavender.firmer.ringside

Postcode: GU32 1DZ

Viewings: All viewings must be made strictly by appointment only through the vendors agents.



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Photographs prepared in 2024.



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