

FOXGLEN

Warren Lane • Priors Dean • Petersfield • Hampshire • GU32 1BN





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A stunning contemporary family home with remarkable views, ancient woodland in a tranquil rural haven yet within easy range of Petersfield.

Foxglen

Entrance Hall | Open Plan Kitchen, Sitting and Dining Room | Drawing Room | Library | Home Office | Boot Room | Cloakroom WCs | Main Bedroom Suite with Dressing Room | Bathroom and Shower | 4 Further Double Bedrooms all with En Suite Bath/Shower Rooms

Basement – Gym | Utility Room | Extensive Workshop and Storage Space and Large Integral Garage

In all about 5,724 square foot (531.8 sq. m)

Outside - Balcony | Deck and Terrace overlooking garden | Landscaped well stocked Garden with Orchard tiered around the house and small Paddock | Oak Framed Stabling | Tennis Court | Log Store/Outbuilding

Within the South Downs National Park | Ancient Woodland designated SSSI and LNR Adjacent also to European Special Area of Conservation.

In all about 9.36 acres (3.78 ha)

Petersfield 3.5 miles | Liphook 10.3 miles | Alton 9 miles | Winchester 19 miles | Guildford 30 miles | Main line Station at Petersfield | Mileages and times approximate

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FOXGLEN

Foxglen is quite simply a “Wow” house set in a special natural environment with stunning views. 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 early 60’s design & interior has recently been so cleverly and extensively upgraded (2024/25) to create a contemporary home with the highest level of specification throughout both in terms of insulation and fittings to create a versatile home fit for the 21st Century. There are fewer better proportioned living rooms on the core ground floor which includes a stunning open plan kitchen/ dining/Sitting room with Leicht bespoke kitchen cabinetry and premium appliances, also a fully vaulted family room which can be opened up via folding glass doors onto a wide deck. There is a natural oak theme within the house having many exposed boarded floors, doors and architraves which contrast well with simple white walls. The top floor has a wonderful main bedroom suite with stunning views, two further double bedrooms each with en suite bath / shower rooms. Two more double bedrooms on the upper ground floor. The lower ground floor provides practical back up with a drive in garage, drying room, utility room and secluded gym ideal to shut yourself away from the beating hub of the house, which is largely the upper ground floor and first floor.

SITUATION

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. Foxglen is ring fenced by its own land at the head of a valley, approached via a single track no through lane; so whilst secluded there are other houses in the lane and at Warren corner nearby.

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. The extensive network of local lanes, footpaths and bridleways provide amazing walks and cycling routes, ideal for any country/outdoor enthusiasts.

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 4 trains an hour to London via the Portsmouth Harbour to Waterloo service.



Approximate Floor Area = 360 sq m / 3875 sq ft
Basement = 171.8 sq m / 1849 sq ft
Outbuilding = 43.8 sq m / 471 sq ft
Total = 575.6 sq m / 6195 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #85837





OUTSIDE

The house is approached down a gentle drive bordered by ancient woodland and natural lawns. The garden has been well landscaped and tiered around the house with various well stocked beds, some beautiful trees, mature shrubs and colour close to the house, a sunny south facing stone terrace beside the main entrance and other grassy terraces, planted with fruit and blossom trees to the rear invite you to meander down to the hard tennis court discreetly sheltered with pleached lime trees. There is a small paddock with some old stables and more modern oak framed pair of stables for anyone keeping a pony or horse at home.

The garden is fenced from the ancient woodland which is a Site of Special Scientific Interest (SSSI) several gates lead from the garden into the woods which provide an amazing dimension to the house. There are no public rights across the land owned by Foxglen, so it is a very special part of the overall grounds. Hampshire County Council own the balance 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. In all the garden and woodland extends to around 9.36 acres (3.78 ha)

Click the link for video tour <https://vimeo.com/1080115249/a3e1df1b92?share=copy>

GENERAL REMARKS AND STIPULATIONS

Method of Sale

The property is offered for sale by private treaty.

Rights of Way

There are no public rights of way crossing the Property.

Services

Mains water, electricity, and private drainage. Oil fired heating. Tesla Powerwall Electric Battery Storage and EV charging point.

Broadband availability

FOTP

Mobile /Internet Coverage

Indoor Limited, Outdoor Likely according to Ofcom.

Tenure

Freehold with vacant possession.

Construction

Mainly Brick, Block and Flint Construction, some Oak and Steel Framing and insulated Rendered Exterior.

Building safety

Balconies have glass walls.

Local Authority

East Hampshire District Council, www.easthants.gov.uk
Council Tax band: H

Restrictions

Within the South Downs National Park, Ancient Woodland a designated SSSI and adjoining European Area of Special Conservation.

Postcode

GU32 1BN

IMPORTANT NOTICE

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Risks

No Flooding, Not mining area.

EPC

F30

Directions

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, as you come to a sharp left hand bend turn right into a single track “no through road” and Foxglen is the first drive on the left.

What3Words

///ounce.describe.polygraph

Viewings

By appointment with BCM WILSON HILL only

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NB These particulars are as at April 2025 Photos March/April 2025

