



BARNET SIDE FARM

Froxfield, Petersfield GU32 1BZ



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Petersfield GU32 1BZ

An attractive brick and flint
cottage dating from the
early 19th century.

Accommodation

3 bedrooms | 1 reception room
| 2 bathrooms | Large kitchen/dining
room | Downstairs cloakroom
| Parking | Garden, 2 sheds
| 1251 sq. ft (116.2 sq. m) | EPC: D57

Petersfield 4.1 miles | Alton 9.7 miles
| Winchester 16 miles | Chichester
20.1 miles | Guildford 26.4 miles
| London 55.7 | London to
Waterloo Train Services from
Petersfield just over an hour
| Mileages and times approximate





BARNET SIDE FARM

Barnet Side Farm is an attractive brick and flint cottage dating from the early 19th century. The property is well presented throughout, with a wonderful sense of space and light.

A generous porch provides excellent boot and coat storage leading into the kitchen dining room which is well appointed, offering ample storage, a central island, a solid fuel (wood and coal) Rayburn cooking range and a downstairs cloakroom all making it both a practical and welcoming home.

The sitting room is triple aspect and spans the full width of the house which features a log burner and French doors opening onto the garden providing a wonderful space for both entertaining and relaxation.

Upstairs, there are three well proportioned double bedrooms, a shower room, and a spacious family bathroom.

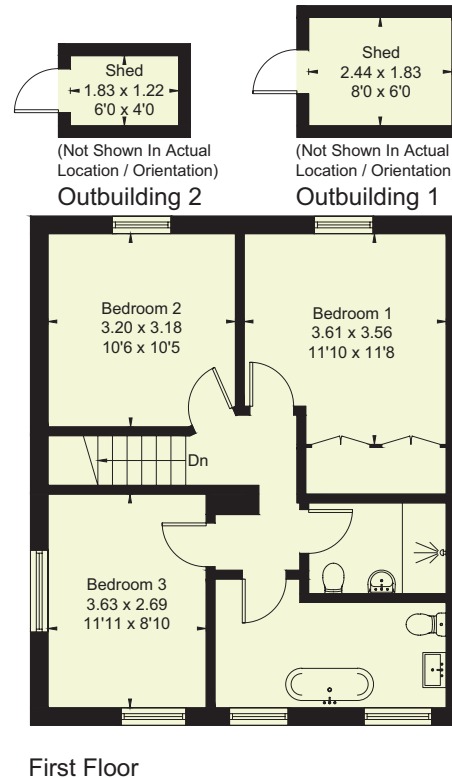
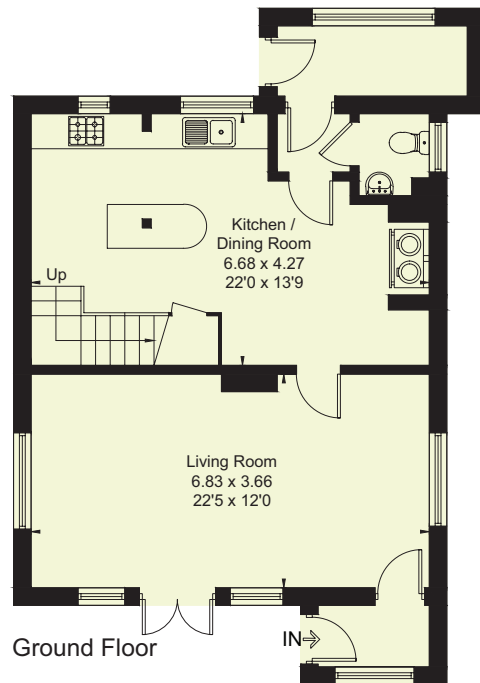
OUTSIDE

Wooden double gates open onto a large driveway providing parking for several cars, with a side gate leading into the garden. The garden is a mix of a small area of lawn, deep borders with mature plants. French doors and a rear porch open onto the terrace, with the garden extending beyond. To the rear of the house is a further private shingled area, along with a fenced storage area containing sheds and log stores.

SITUATION

Froxfield is more a collection of hamlets rather than one village, with High Cross at its centre which is 2.1 miles from the house and has a village school, shop with Post Office. There are also two pubs nearby, these being 'The Pub with No Name' within easy walking distance and The Trooper. Petersfield with its comprehensive range of supermarkets and facilities, including a mainline train station with services to London Waterloo is just under a 10 minutes' drive. There are a fantastic range of local schools, including Froxfield Primary, The Petersfield School and Church's College. The A3 at Petersfield provides good transport links to the M25 and beyond and the regional centres of Winchester, Guildford and Chichester are all within reasonable driving distance, as are the harbours and creeks of the South Coast. Barnet Side Farm sits in the heart of the South Downs National Park with extensive recreational and leisure activities and much of the surrounding countryside is crisscrossed by footpaths and bridleways including the South Downs Way and Hanger Way nearby.

Approximate Floor Area = 116.2 sq m / 1251 sq ft
 Outbuildings = 6.6 sq m / 72 sq ft
 Total = 122.8 sq m / 1323 sq ft



GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Services

Mains water, electricity, oil fired boiler providing hot water and central heating with a solid fuel (wood & coal) fed Rayburn and sewage treatment plant shared with 4 other properties.

Broadband availability

Superfast available according to Ofcom.

Mobile/Internet Coverage

Good/variable outdoor according to Ofcom.

Tenure

Freehold with vacant possession.

Construction

Brick and flint with tiled roof.

Local Authority

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

EPC

D57

Postcode

GU32 1BZ

Directions

On arriving at Petersfield on the A3, take the second exit signed to Winchester A272. At the bottom of the slip road turn left into Petersfield and at the next roundabout take the first left signed to Froxfield. Proceed out of the town through Steep and straight on up Stoner Hill. At the top of the hill carry on past The Trooper Pub and on for a further 0.8 miles where you will see Barnet Side Farm on the right hand side.

Parking

Driveway parking.

What3Words

///cyber.bliss.metro

Viewings

By appointment with BCM Wilson Hill only

NB These particulars are dated January 2026.

IMPORTANT NOTICE

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Petersfield

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