



CRABTREE FARMHOUSE

Froxfield, Petersfield GU32 1EA



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A beautiful period family home situated in a peaceful and private rural location, less than 10 minutes drive from Petersfield, with impressive outbuildings, gardens and paddocks, in all extending to 2.4 acres.

Accommodation

Open plan sitting room and study as well as dining room | Kitchen/breakfast room | Utility/bootroom with further adjoining workshop and storage | 2 bathrooms (one ensuite) | Approximately 2.4 acres of garden and paddock | Vast barn and a large home office – totalling 2204 sq ft | Potential to extend or convert subject to planning | Edge of village setting with wonderful rural views | South Downs National Park | House 3262 sq ft | EPC F35

Petersfield 3 miles | Alton 11 miles | Winchester 17 miles | Guildford 30 miles | Station at Petersfield with service to London Waterloo | Mileages approximate





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Entered via an attractive porch, the hallway has been opened into the triple aspect hall/dining room. Beyond that is the generous sitting room which is open plan to a study, has a log burning stove and French doors opening onto the south facing terrace.

The kitchen/breakfast room is well equipped, extending into an L shape ideal for everyday life and entertaining. There is a useful adjoining utility/boot room with doors leading to the garden and into large storage rooms and workshop. Upstairs there are four double bedrooms – the main bedroom has a dressing area and ensuite bathroom and enjoys rural views across the garden and paddock. There is also a family shower room which can be accessed from the landing, or used as an ensuite from bedroom 2.

OUTSIDE

Crabtree Farmhouse is approached via a wooden field gate to a sweeping gravel driveway with parking to the front and rear of the house. The house sits well within its plot, the gardens are laid mainly to lawn and wrap around the house with fruit trees, mature trees, well stocked beds and several idyllic spots to unwind. A pretty south facing terrace is accessed from the kitchen/breakfast room and the sitting room and is ideal for entertaining.

To the rear of the property there is a vast barn, formerly a cattle barn, as well as a large home office and hardstanding parking area with a gate to the paddock. Adjoining the house is a large outbuilding with workshop and garden room. In all a fantastic and versatile set up for equestrian pursuits, countryside hobbies, or simply living 'the good life'.





SALES & LETTINGS | PLANNING & DEVELOPMENT | RURAL CONSULTANCY | ARCHITECTURE & DESIGN



SITUATION

Crabtree Farmhouse is conveniently positioned on the edge of Froxfield, in the South Downs National Park. The house is set back from a country lane in mature gardens and grounds with wonderful rural outlooks. The house is within easy reach of the popular Froxfield primary and pre schools, parish church, public house, post office and shop and large village hall with sports clubs. The extensive network of local lanes provides amazing cycling routes and walks with access to footpaths over the gently rolling landscape, ideal for any country lovers and outdoor enthusiasts.

The Parish of Froxfield & Privett is a collection of rural hamlets, Froxfield Green, High Cross and Privett. High Cross forms the more substantial part of the village.

The market town of Petersfield is under 10 minutes' drive with its comprehensive range of facilities. There are scheduled train services to London Waterloo from Petersfield on the Portsmouth Harbour to Waterloo line. The A3 also provides great regional transport links to Guildford and Portsmouth (ferry services). Chichester is just over the South Downs and Winchester is half an hour away along the A272. There are many highly regarded state and private, senior and junior schools in the area, including Bedales, Churcher's College, Highfield, Winchester College, Ditcham, Twyford and St. Swithun's.

GENERAL REMARKS

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 septic tank. Oil fired heating and LPG for cooker hob.

Broadband availability

Superfast available according to Ofcom.

Mobile/Internet Coverage

Variable outdoor, none indoor according to Ofcom.

Tenure

Freehold with vacant possession.

Construction

Brick and flint, with tile hanging and tiled roof.

Building safety

We understand the outbuildings may have asbestos roofs.

Local Authority

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

01730 266551. Council Tax Band G

EPC

F35

Postcode

GU32 1EA

Directions

From Petersfield/A3 leave on the Winchester/A272 exit. Take the first exit off the roundabout into Petersfield. At the next roundabout take the 1st exit (marked Steep/Froxfield) proceeding out of the town through Steep and up Stoner Hill. Turn left at top signed to High Cross/Privett and Crabtree Farmhouse will be found on your left after approximately 400 yards.

What3Words

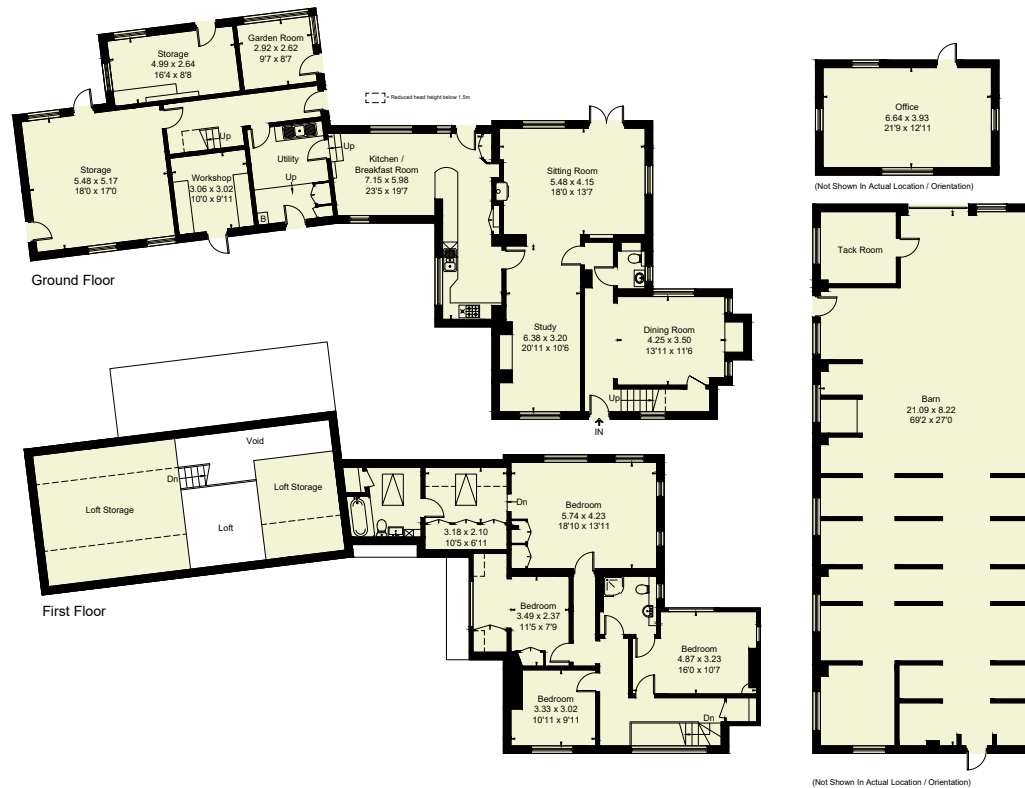
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Viewings

By appointment with BCM Wilson Hill only.

NB These particulars are dated March 2026.

Approximate Floor Area = 303.1 sq m / 3262 sq ft
 Outbuildings = 204.8 sq m / 2204 sq ft
 Total = 507.9 sq m / 5466 sq ft (Excluding Loft / Void)



IMPORTANT NOTICE

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Petersfield

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