



# GUILES

Froxfield Green, Petersfield GU32 1DQ



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An exquisite cottage with a magical garden set on Froxfield village green with the benefit of a barn annexe.

## Accommodation

4 bedroom house | 1 bedroom annexe |  
Open plan kitchen / dining room / snug |  
Large sitting room | Garden room | Utility  
room and downstairs shower room | Garage,  
wood barn, shed and further storage |  
Grade II Listed and within the South Downs  
National Park | 3,196 sq ft (296.9 sq m) total,  
gardens and paddocks totalling just over an  
acre | House EPC F37, Annexe C71

Petersfield 4.2 miles | Winchester 15.6  
miles | Guildford 30 miles | London  
Waterloo from Petersfield in just over an  
hour | Mileages and times approximate





## GUILES

Guiles is a charming Grade II listed part-thatched cottage, thoughtfully extended and modernised over the years. A generous entrance hall welcomes you into the home and leads through to an open plan snug, dining room and kitchen which is well equipped, featuring a central island, AGA, and lovely views over the garden. The cosy snug area is complete with a log-burning stove.

The spacious sitting room has an open fireplace and a window overlooking the village green. Adjacent is the beautiful garden room, with French doors opening onto the terrace. A connecting utility / boot room leads back round to the kitchen with access to the garden and downstairs shower room - creating a fabulous flow throughout the ground floor.

Upstairs there are four bedrooms, two of which have ensuite bathrooms and family bathroom. All bedrooms have charming countryside views, whether over the garden, the village green, the church or fields beyond. The barn annexe is self-contained and detached from the main house, comprising an open plan sitting room and dining area, kitchen, shower room, and, upstairs, a generous double bedroom.



## BARN ANNEXE

## OUTSIDE

Guiles is approached via a pretty brick-paved path, bordered by well-stocked beds and surrounded by level lawn guiding you to the front door. There is driveway parking to either side of the house, ensuring ample space and easy access to both the barn annexe and garage. To the side of the house sits the annexe, a wood barn, and a small paddock.

To the rear, the garden has been lovingly landscaped to create a truly special setting. A terrace immediately behind the house provides an ideal space for entertaining or relaxing, with steps rising to a further expanse of level lawn. Beyond this lies a productive vegetable garden and greenhouse, herbaceous borders, a small pond and large garden shed with parts of the garden enclosed by a charming flint wall.

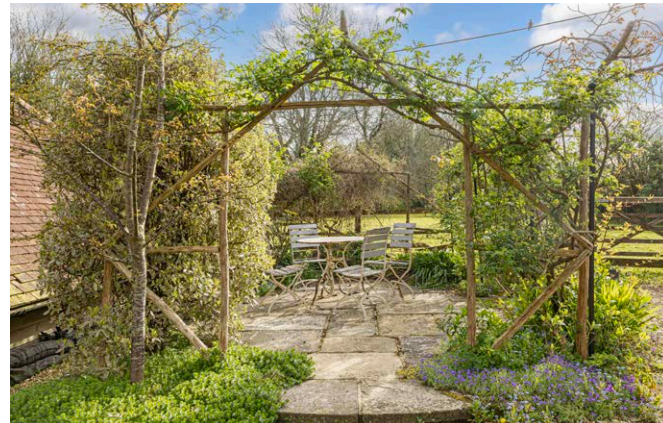
At the far end of the garden there is an additional paddock. The grounds as a whole form an exceptional haven, particularly appealing to keen gardeners, having been carefully designed and planted over the years to provide a succession of colour and scent throughout the seasons, as well as a rich habitat for birds and wildlife. In all, the plot extends to just over an acre.



## BARN ANNEXE



## BARN ANNEXE



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



## GENERAL REMARKS

### Method of Sale

The property is offered for sale by private treaty.

### Services

Mains water, electricity, and septic tank. LPG heating and hot water.

### Broadband availability

Ultrafast available according to Ofcom.

### Mobile/Internet Coverage

Good outdoor, variable in-home, according to Ofcom

### Tenure

Freehold with vacant possession.

### Construction

Period timber framed with thatched roof and later brick and tile extension.

### Local Authority

East Hampshire District Council.

[www.easthants.gov.uk](http://www.easthants.gov.uk)

01730 266551

### Council Tax Band

G

### EPC

F37 – House

C71 – The Barn

### Risks

Please note that the barn annexe has previously flooded and has had subsequent defensive measures put in place.

### Postcode

GU32 1DQ

### Directions

From Petersfield/A3 take the A272 towards Winchester, through Stroud and Langrish. After Langrish the road winds up hill through the woods and at the crest take the right turning to Froxfield Green. Follow the winding lane to the Green bear round to the right and Guiles is the second house after the War Memorial on the right.

### What3Words

///supple.incoming.pairings

### Viewings

By appointment with BCM Wilson Hill only.

These particulars are dated March 2026.

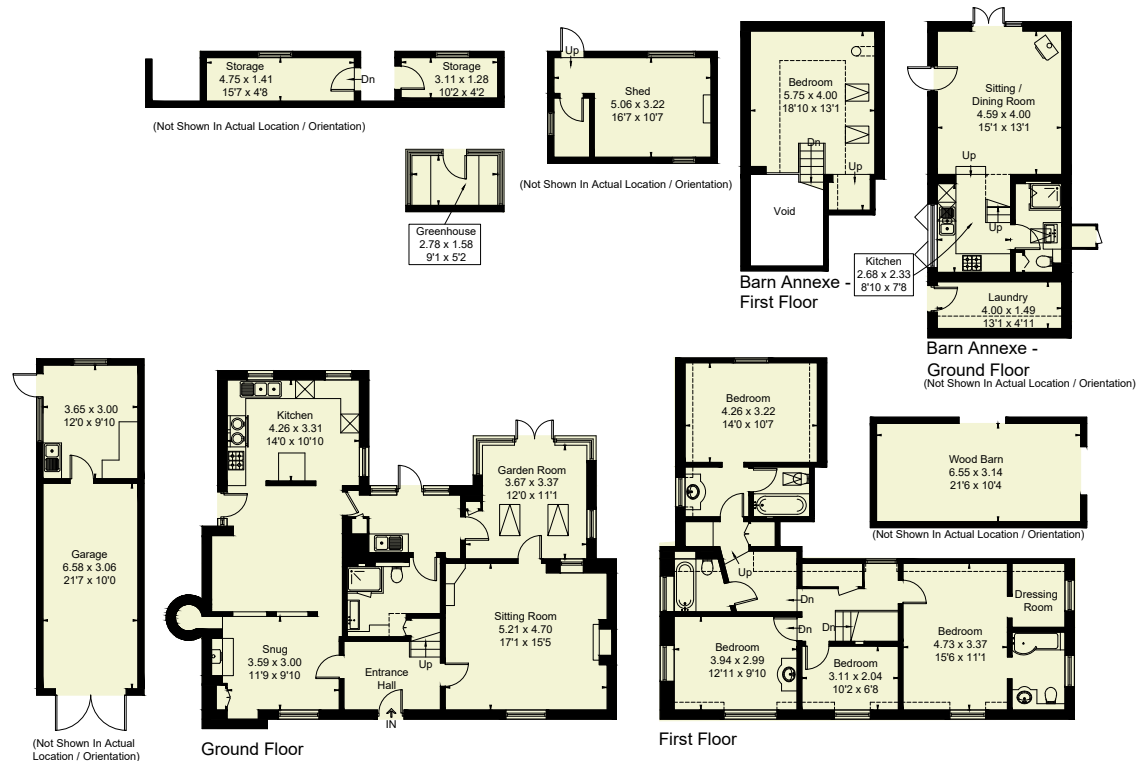
## SITUATION

Guiles sits on the village green, set back from a quiet country lane behind a pretty flint wall. Froxfield Green has a fantastic community and village church. 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 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 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.

Approximate Floor Area = 192.1 sq m / 2068 sq ft  
 Annexe = 58.0 sq m / 624 sq ft  
 Outbuildings = 46.8 sq m / 504 sq ft  
 Total = 296.9 sq m / 3196 sq ft



**IMPORTANT NOTICE**

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**Petersfield**

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