



Fairmonts
ESTATE AGENTS

Ivy House, Froxfield

Petersfield

Guide Price £1,725,000



Ivy House

Froxfield, Petersfield

- Grade II listed thatched farmhouse
- Four bedrooms
- Detached two-bedroom annex
- Gardens & grounds of 4.15 acres
- Impressive converted barn
- Hidden south downs setting
- Mains water, electricity. Private drainage. LPG heating
- Successful Air B&B history



Hidden along a quiet Hampshire lane, deep within the South Downs National Park, Ivy House is a rare and deeply atmospheric Grade II listed thatched farmhouse whose story has unfolded across centuries.

Surrounded by ancient hedgerows, rolling countryside and far reaching skies, the house feels wonderfully removed from the pace of modern life. Approached almost as a secret, Ivy House sits quietly within its gardens and landscape, possessing a sense of calm, privacy and timelessness that is increasingly difficult to find.

Believed to date from the 17th century, with earlier medieval origins, the house began life as two cottages before gradually evolving into one singular and deeply characterful home. Its exposed timber frame, softly irregular lines and sweeping thatched roof speak of centuries of quiet craftsmanship, adaptation and care.

Ivy House once became the country retreat of Antonio and Priscilla Carluccio and was featured in *House & Garden*. During their ownership, the house was restored with great sensitivity and restraint, guided by the belief that a home of such character should be gently preserved rather than imposed upon.

That same sensibility continues to define Ivy House today.

Inside, the interiors are calm, tactile and quietly refined. Ancient beams, heavily timbered walls and ceilings, and generous open fireplaces sit effortlessly alongside lime washed walls and a palette of muted natural tones. Light drifts softly through the house across the course of the day, lending each room a sense of warmth, stillness and ease.

The house offers beautifully flexible four-bedroom accommodation of immense charm and character, with rooms that feel both intimate and wonderfully liveable. Nothing feels hurried here. Nothing contrived. Every detail sits naturally within the spirit of the house.

In addition to the farmhouse itself, a converted barn provides a particularly memorable entertaining space. Once agricultural in purpose, it has been transformed into an impressive party barn with a heavily timbered vaulted ceiling, timber floors, a woodburning stove and traditional coach doors opening directly onto the courtyard garden, a space equally suited to large gatherings, long-table suppers or quiet evenings beside the fire.

The current owners have also thoughtfully converted one of the outbuildings to create a beautifully self contained two-bedroom annex known as 'The Workshop', offering guest accommodation entirely separate from the main house.

The gardens and grounds unfold naturally around the house, with orchard planting, vegetable gardens and softly layered borders creating a wonderful sense of seasonality and quiet abundance. Secluded outdoor dining spaces, once part of the property's agricultural past, provide atmospheric settings for long lunches and candlelit evenings beneath the open sky.

The paddocks, with field shelter extend to just over two acres to the north of the house, while across the lane a small area of woodland and a delightful pond further enhance the sense of privacy and connection to the surrounding landscape. In all, the gardens and grounds extend to approximately 4.15 acres.

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Set within one of southern England's most protected and unspoilt landscapes, Ivy House offers immediate access to open countryside and miles of walking and riding, yet remains remarkably connected. Alresford, Petersfield and London are all within easy reach, while Alton station, approximately ten minutes away, provides direct services to London Waterloo in just over an hour.

For centuries, Ivy House has been cherished and carefully cared for. It now awaits those who will not simply own it but become part of its continuing story.









Floor 0 Building 1

Approximate total area⁽¹⁾

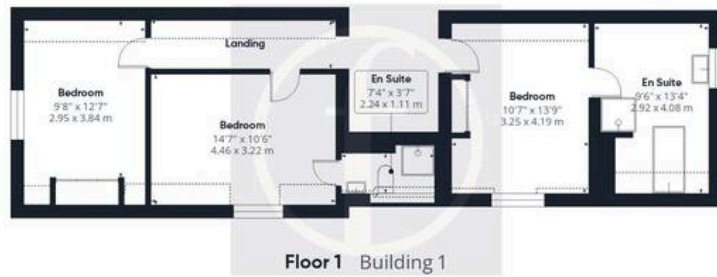
3282 ft²

305 m²

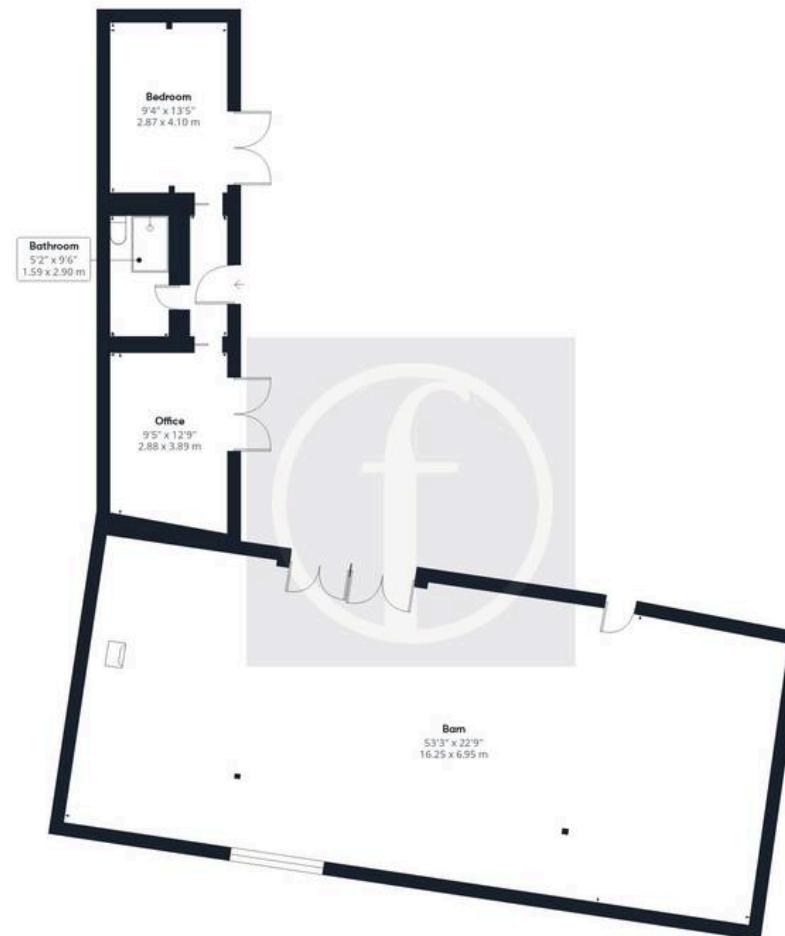
Reduced headroom

95 ft²

8.9 m²



Floor 1 Building 1



Floor 0 Building 2

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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