



FOXGLEN

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





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

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A striking, contemporary family house enjoying a wonderful and peaceful rural position with extensive gardens, grounds and ancient woodland and exceptional distant views, in all approximately 9.36 Acres (3.78 ha).

Accommodation

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

Basement – Gym | Utility Room | Cellar | Extensive Workshop and Storage Space | 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 | 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

A contemporary and striking family house with significant and impressive eco credentials enjoying a quiet and unique position affording some exceptional distant rural views. Arranged over three floors, the house has been significantly enhanced and updated by the current owners to maximise its position with wonderful, large picture windows highlighting the outstanding views, a wonderful open plan kitchen / sitting / dining room, high end fixtures throughout, ensuite facilities to all bedrooms and an impressive, vaulted drawing room with retractable doors opening onto a raised dining terrace. Further notable features include underfloor heating, a ventilated heat recovery system, Tesla Powerwall, Lutron controlled lighting, a top floor roof terrace, library and gym.

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 property is ring fenced by its own land at the head of a valley, approached via a single track no through lane. 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, village hall with sports clubs and a shop. Petersfield offers a more comprehensive range of shopping and recreational 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, Churcher's College, Ditcham Park and TPS close to Petersfield, where there is also a mainline train station to London Waterloo.

OUTSIDE

The house is approached through electric gates and a tree lined drive leading to extensive parking and garaging and rising illuminated steps lead up to the impressive front door of the house. The gardens have been cleverly landscaped around the house offering various tiers housing well stocked beds, an orchard, some beautiful trees and mature shrubs. A raised dining / entertaining terrace adjacent to the kitchen and drawing room enjoys a sunny south facing aspect with a further Mediterranean styled seating / dining / outdoor cooking area beyond, ideally suited for entertaining and/or relaxation requirements. The gardens further enjoy a paddock, some outbuildings including a modern, oak framed stable, a separate access gate and a tennis court.

The gardens are fenced from the ancient woodland which is a Site of Special Scientific Interest (SSSI). Several gates provide access from the garden into the neighbouring ancient woods with no public rights of way across the properties land. 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 a wonderful habitat for nature including badgers, deer and foxes. In all the gardens, grounds and woodland extend to approximately 9.36 acres (3.78 ha)

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





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 private drainage. Oil fired heating. Tesla Powerwall Electric Battery Storage and EV charging point. Underfloor heating.

Broadband availability

FTTP with 1 Gb/s bearer

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.

Risks

No Flooding, Not mining area.

EPC

E53

Postcode

GU32 1BN

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/Hawkey) 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 the entrance to the property is on the left hand side.

What3Words

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Viewings

By appointment with BCM WILSON HILL only

Selling Agent

BCM Wilson Hill

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NB These particulars are as at June 2026.

IMPORTANT NOTICE

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Petersfield

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