



Warrenside Farm

WARREN LANE | PRIORS DEAN | PETERSFIELD | HAMPSHIRE | GU32 1BW

BCM

Wilson | Hill

Lot 1: Main House – Top Floor Principal Bedroom with Dressing Room, En Suite Shower Room and Balcony | Guest Suite with En Suite Bathroom and Dressing Room
Bedroom 3 with En Suite Shower Room and Balcony | 2 Further Bedrooms (5 Bedrooms in all) | Family Bathroom | Entrance Hall | Large Open Plan Kitchen/Dining/Living Room
Drawing Room | Media/Family Room with Shower Room Off | Snug | 2 Cloakrooms | Boot/Utility Room | Sliding doors from Kitchen opening to a large Deck and Garden
Courtyard – an extensive range of Stores, Stabling, Double Garage and Pole Barn/Machinery Store
Garden around the House and Paddocks extending in all to about 5.01 hectares (12.38 acres)



Lot 2: Equestrian Barn | Stables | Manège | Paddocks extending in all to about 11.22 hectares (27.72 acres).

In total the Property, incorporating a stunning residence and range of outbuildings together with grazing land extends to 16.23 hectares (40.10 acres) amidst beautiful countryside with exceptional views.

Mileages: Petersfield 4.3 miles, Alton 9.1 miles, Alresford 10.5 miles, Winchester 19.5 miles, Guildford 26.1 miles. Main line station and A3 at Petersfield.





“Your chance to own a carbon negative home with some of the finest views in Hampshire”



I The Property

Warrenside Farm is a 'carbon negative' sustainable house set in a special natural environment with some of the counties finest and most extensive 'Wow' views in many directions. Once inside, it is easy to see how well the space flows over 3 floors and how it brings the outside in with its large picture windows. The original 1940's house has been cleverly upgraded and enhanced by our clients since 2017 providing a uniquely sustainable home fit for the 21st Century. There is a wonderful open plan kitchen/dining/living

room at the heart of the house, with several well proportioned reception or family/media rooms, a snug and practical boot/utility room. Careful attention to running costs with high levels of insulation, a ground source heat pump combined with extensive solar energy. It is a fantastic family home with scope to provide further ancillary accommodation with garden and grounds for children to safely free range in or to have horses or hobby livestock at home with the extensive paddocks and courtyard of buildings.





Location

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 steep sided wooded hillsides are known as the 'Hangers' and are largely beech woodland with some yew, ash and wild cherry on chalk which provide a habitat for many rare species. Warrenside Farm is ring fenced by its own land on high ground with commanding views.

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, large Jubilee Hall with sports clubs and a shop. Petersfield is handy with its comprehensive range of facilities. Hawkley village is also close by. The extensive network of local lanes, footpaths and bridleways provide amazing walks and cycling routes, ideal for any

country/outdoor enthusiasts. The Hawkley Inn and also Pub with No Name are within country walking distance. Petersfield is about 10 minutes' drive with an extensive range of shopping amenities.



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 and Churcher's at Petersfield, where there is also a station with regular trains to London via the Portsmouth Harbour to Waterloo service.

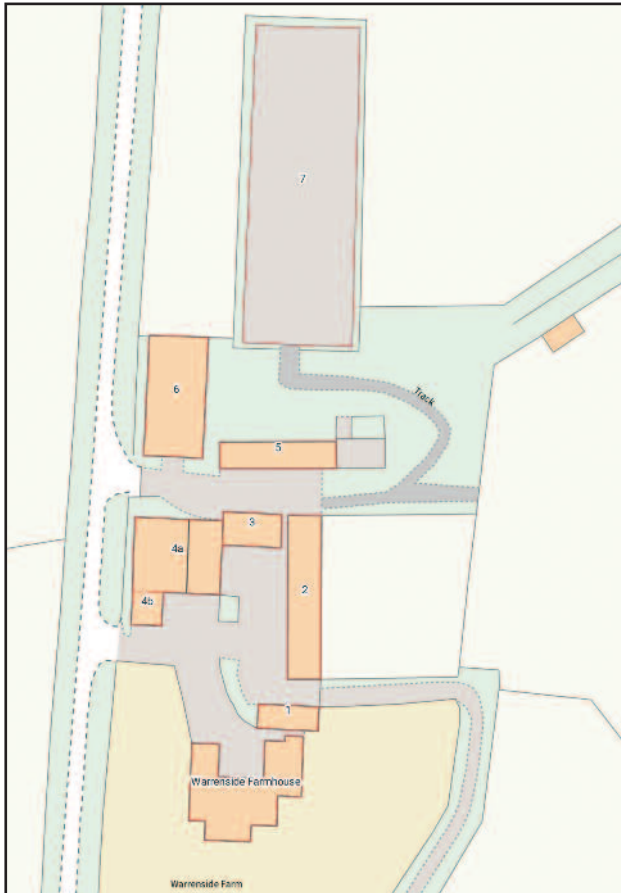
Outside

The garden is manageable and arranged around the house with particular emphasis on the entertaining deck on the southerly elevation. The garden also incorporates a small pond and is designed to maximise the views of the surrounding countryside. The grounds are mainly paddocks which are accessed from the stable courtyard and with a secondary entrance on the southwest corner of the land.



I Farm and Equestrian

As a whole the property extends to 16.23 hectares (40.10 acres) and provides a range of outbuildings providing approximately 10,100 square feet and a 13,000 square foot Manège. The adjacent table summarises their construction and division between Lots 1 and 2.



Building Number	Name / Use	Area (sq.ft)	Construction	Comments
1	House Store	568	Timber framed, brick walls under a slate roof.	Incorporates the Plant Room for the ground sourced heat pump, Solar Inverters and associated batteries together with two car charging points. The two stables are used for domestic storage.
2	Stables	2,078	Timber framed with steel trusses, brick walls under a corrugated asbestos roof	Currently laid out to provide 7 stables and two tack rooms, with Solar Panels fixed to the roof.
3	Garden Store	746	Timber Framed, brick under a corrugated asbestos roof with roller shutter door	Secure storage (alarmed) for ground maintenance equipment
4a	Old Store	2,496	Timber framed with part brick, part weather board walls, under a corrugated tine roof	Open North facing elevations with a hardcore, chipped stone floor
4b	Garage	388	Timber framed with part brick, part weatherboard walls with roller shutter door	Car Storage
5	Open Fronted Stables	1,185	Open fronted with steel trusses, part brick, part block and weather board walls under a corrugated fibre cement roof	Currently provides 3 stables and Hay / Straw Storage area
6	Indoor School	2,723	Open fronted with steel trusses, block and timber Yorkshire boarded walls under a corrugated fibre cement roof	Has a sand floor and formerly used as an indoor exercise ring
7	Outdoor Manège	13,000	An arena comprising a carpet underlaid surface with rubber chippings, post and railed perimeter fence with 12 floodlights	Equestrian use
Total		10,184	Excluding Manège	

Of particular note in Lot 1, the plant room for the ground sourced heat pump is located in the House Store (Building 1) together with the solar inverters and batteries that serve the solar panels on the roof on the Stables (Building 2). The two car charging points are located on the outside of the house store.

Whilst the buildings historically have focused on an equestrian use, they are flexible in layout and have the potential to be converted to other uses, particularly, gyms, annexes, party barns subject to obtaining the relevant planning permissions. This is illustrated by the current planning application to convert the Indoor School into a modern carbon negative home.



I Land

The land extends to 16.21 ha (40.10 acres) and is divided between the Lots as on the plan as shown. Essentially, Lot 1 amounts to 5.01 ha (12.38 acres) and Lot 2 comprises 11.2 ha (27.72 acres). There is a small belt of woodland in Lot 2, but essentially the land provides excellent free draining grassland suitable for grazing horses, sheep and cattle. There is water to both Lots and the fencing is in good order. It should be noted that a footpath runs alongside the eastern boundary.

Beyond the property, the easterly boundary neighbours an area of ancient woodland much of which is designated Sites of Special Scientific Interest (SSSI), so it is a very special environmental area.

At present, Hampshire County Council own some 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 habitat for owls, voles and mice as well as badgers, deer and foxes.

Proposed House (CGI)



1 3D View 1



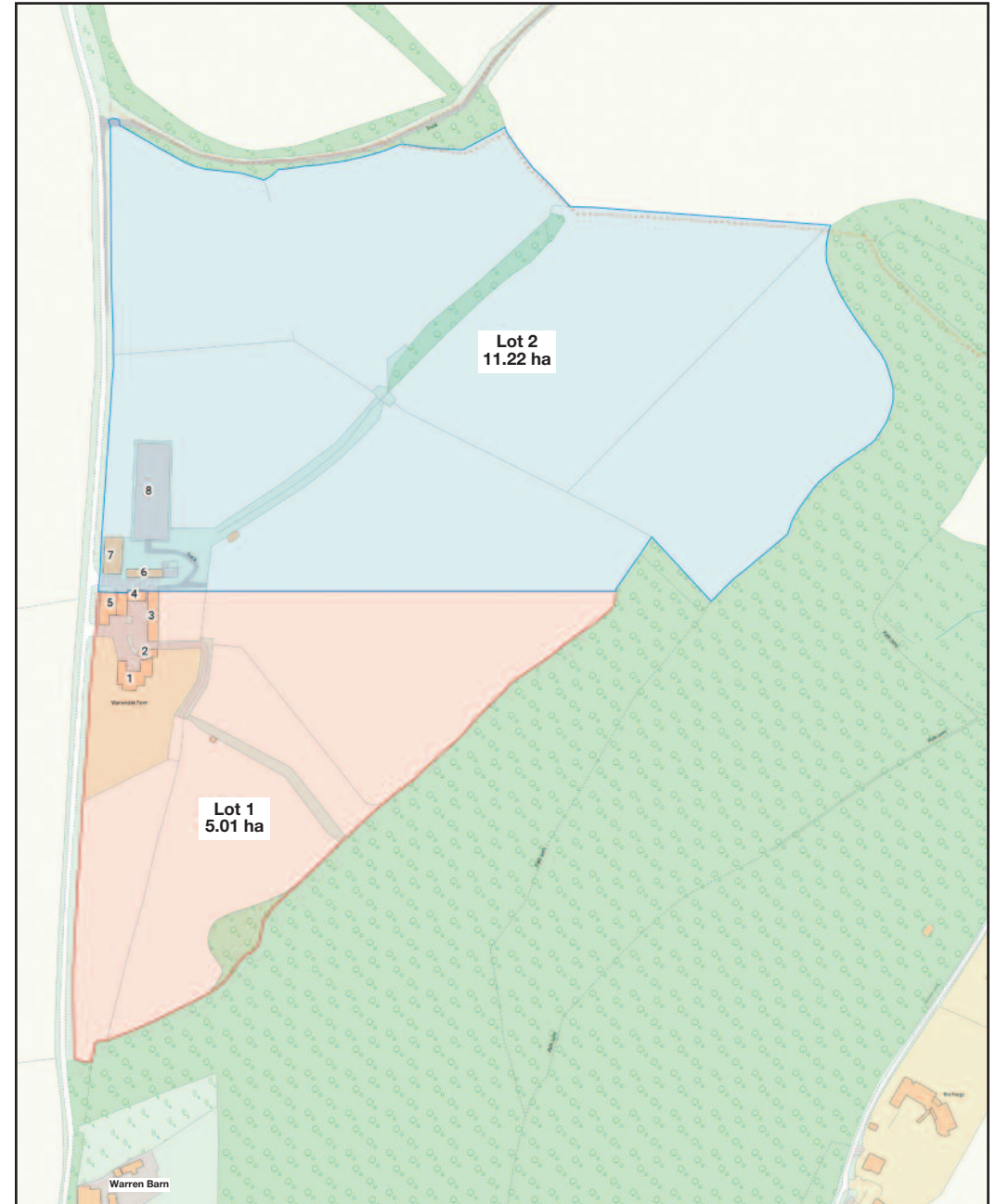
2 3D View 2



3 3D View 3

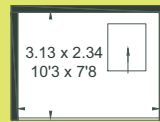


3 3D View 3



I Main House

Approximate Floor Area = 515.9 sq m / 5553 sq ft
 Mezzanine = 7.4 sq m / 80 sq ft
 Total = 523.3 sq m / 5633 sq ft



Mezzanine

= Reduced head height below 1.5m



Ground Floor



Second Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #70353

Proposed Floorplans

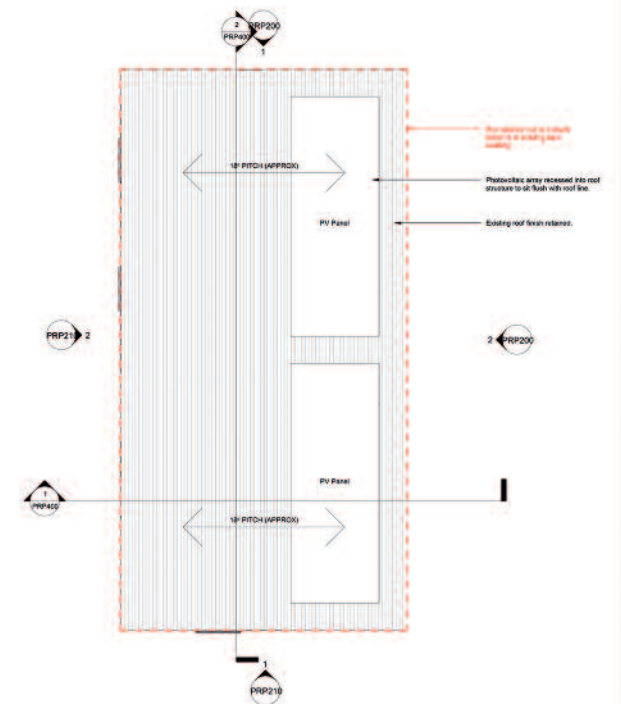
1 00_Barn Ground Floor Plan
1 : 100



2 01_Barn First Floor Plan
1 : 100



3 01_Barn Roof Plan
1 : 100



I Directions to GU32 1BW

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/Hawkley) into Warren Lane, follow this lane passing a number of cottages and as you come to a sharp left hand carry on into a straight lane, having passed the woodland on your right and Warrenside Farm will be found about 200 yards on your right.

 **WHAT 3 WORDS** ///liquids.blotchy.frosted

Services: Mains water and electricity, 30KWP solar PV array on the outbuildings, average annual generation 27,500 kWh. Battery storage, 2 EV charging points. Ground Source Heat pump provide heating throughout the house and cooling to the top floor via invisible air conditioning. Mechanical ventilation with heat recovery. Private drainage.

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

Council Tax: Band G. **EPC:** TBA

Viewing strictly by appointment



Agents Note:

- A public footpath crosses part of the lower paddocks on the boundary (out of sight of the house).
- Broadband: Fibre
- Mobile Phone Coverage: Good on most networks
- Carbon Negative: More information is available in our client's summary sheet on request.

BCM Wilson Hill Ltd have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Plans and maps should be treated as a guide only.

Details and photographs dated May 2023 and April 2024

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