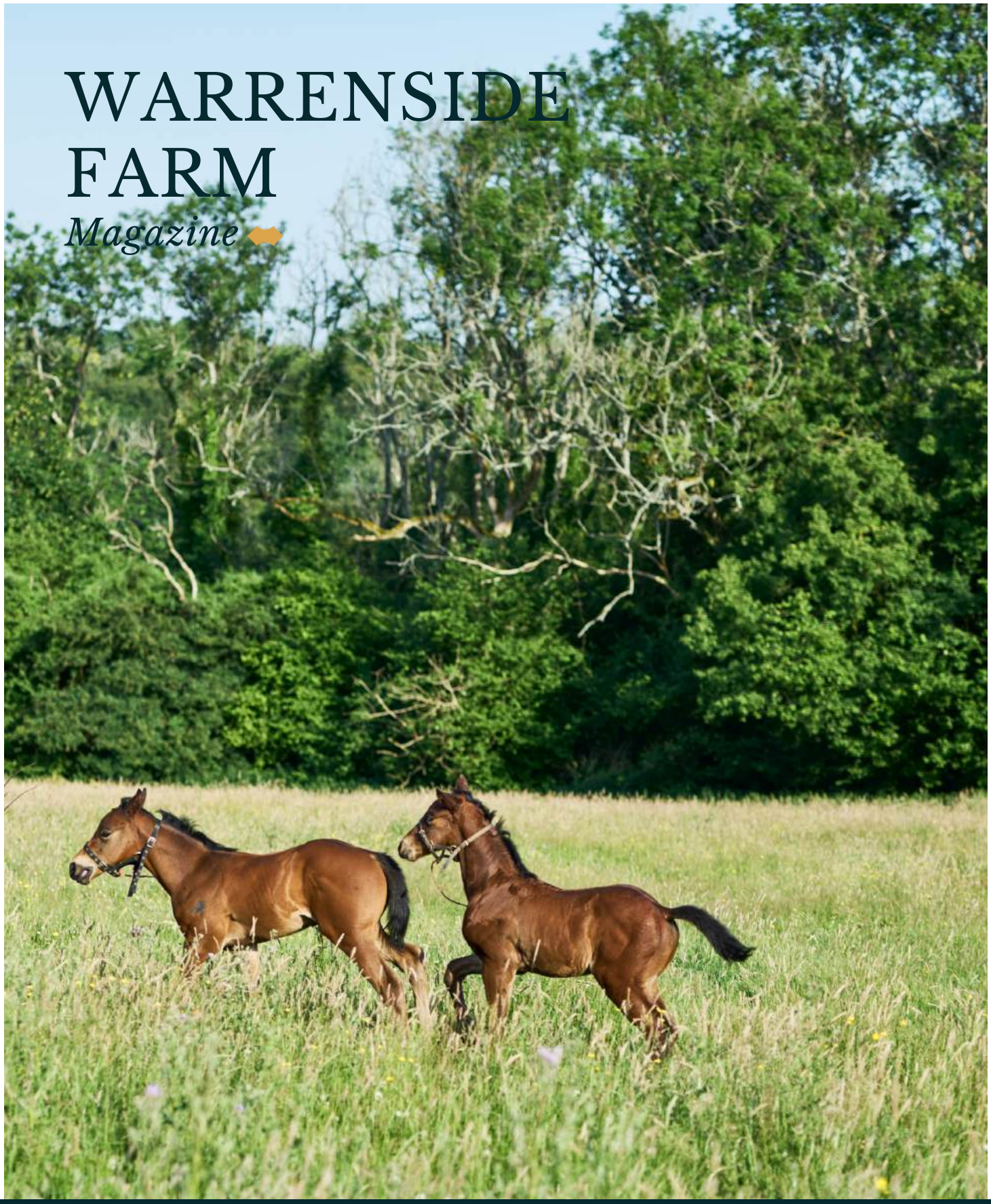
# WARRENSIDE FARM

*Magazine*



THE COUNTRY HOUSE DEPT.



# WARRENSIDE *Farm*

Priors Dean, Petersfield, Hampshire, GU32 1BW



The five-bedroom house lies off a quiet, rural lane and first impressions are wonderful. The approach to Warrenside Farm is down its own, long driveway that open out to the most spectacular, panoramic views. These views (reaching as far as Haslemere) only improve the more one experiences of the property. The original 1940's home has been cleverly and significantly upgraded and enhanced since the current owners purchased the property in 2013.

It has an impressive carbon negative footprint with high levels of insulation, mechanical ventilation with heat recovery (MVHR), a ground source heat pump, and an extensive solar panel array. A 13.5 kWh Tesla Wall 2 battery provides power storage for nighttime use and power outages. Even after charging three electric vehicles, more power is generated than used when taken over the year. The heat pump can also be used to provide cooling in certain areas of house during hot summers.

The open plan kitchen/living room, other reception rooms and bedrooms all enjoying the awe-inspiring views. The media room has a shower room off it and could be used as a ground floor (6th) bedroom. The property, as a whole, is ideal for entertaining. The 10 acres (approximately) plus the five big loose boxes and two smaller loose boxes provides the property with a viable equestrian lifestyle.











# THE FINER *Details*

**Bedrooms**
*5*

**Reception Rooms**
3

**Bath/Shower Rooms**
*5*

**Stables**
7

**Garaging**

**Outbuildings & Barn**

**Acreage**
Approximatly 10

**What3Words**
//this.requests.blogging

**Co-Ordinates**
51°03′06″N , 000°57′53″W

**Services**
Mains water and electricity.
Private drainage.
30kW solar PV array producing, on average, 27,500 kWh p.a.
13.5 kWh Tesla Wall 2 battery storage
2 x EV charging points
Under-floor heating from ground source heat pump.
Blown warm air heats the house in the winter and reversed in the summer to provide cool air (invisible air conditioning)
Mechanical ventilation with heat recovery (MVHR)

**EPC**
Band B (81)

**Council Tax**
Band H

**Local Authority**
East Hampshire District Council

Agent's Note
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 an important 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).

























# ABOUT THIS *Area*



Priors Dean is part of an ancient landscape that has remained largely unaltered over the centuries and now lies in the heart of the South Downs National Park.  The steep-sided wooded hillsides in front of the property are known as the ‘Hangers’ and Warrenside Farm lies above both The Ashford Hangers and The Hawkley Hangers, on high ground, with commanding views.

The neighbouring village of Froxfield is a collection of rural hamlets with High Cross at its centre, about 2.5 miles away, and has a village school, village hall and a shop. Hawkley village  has a church, village green, village hall and pub and is about 2 miles away.  Steep is about 3 miles away and has a Lawn Tennis Club, village hall, primary school and church.

There are a number of exceptional schools in the area. Independent schools include Bedales, Bedales Prep, Bedales Pre-prep, Churchers College, Ditcham Park, Twyford, Pilgrims' School, Princes Mead, Lord Wandsworth College, Edgeborough, The Royal School Haslemere, Winchester College and St Swithun’s School for Girls. State schools include Steep Primary School, The Petersfield School (TPS), Perins in Alresford, Amery Hill in Alton, Eggar’s in Alton, Portsmouth Grammar School and Peter Symonds Sixth Form College.

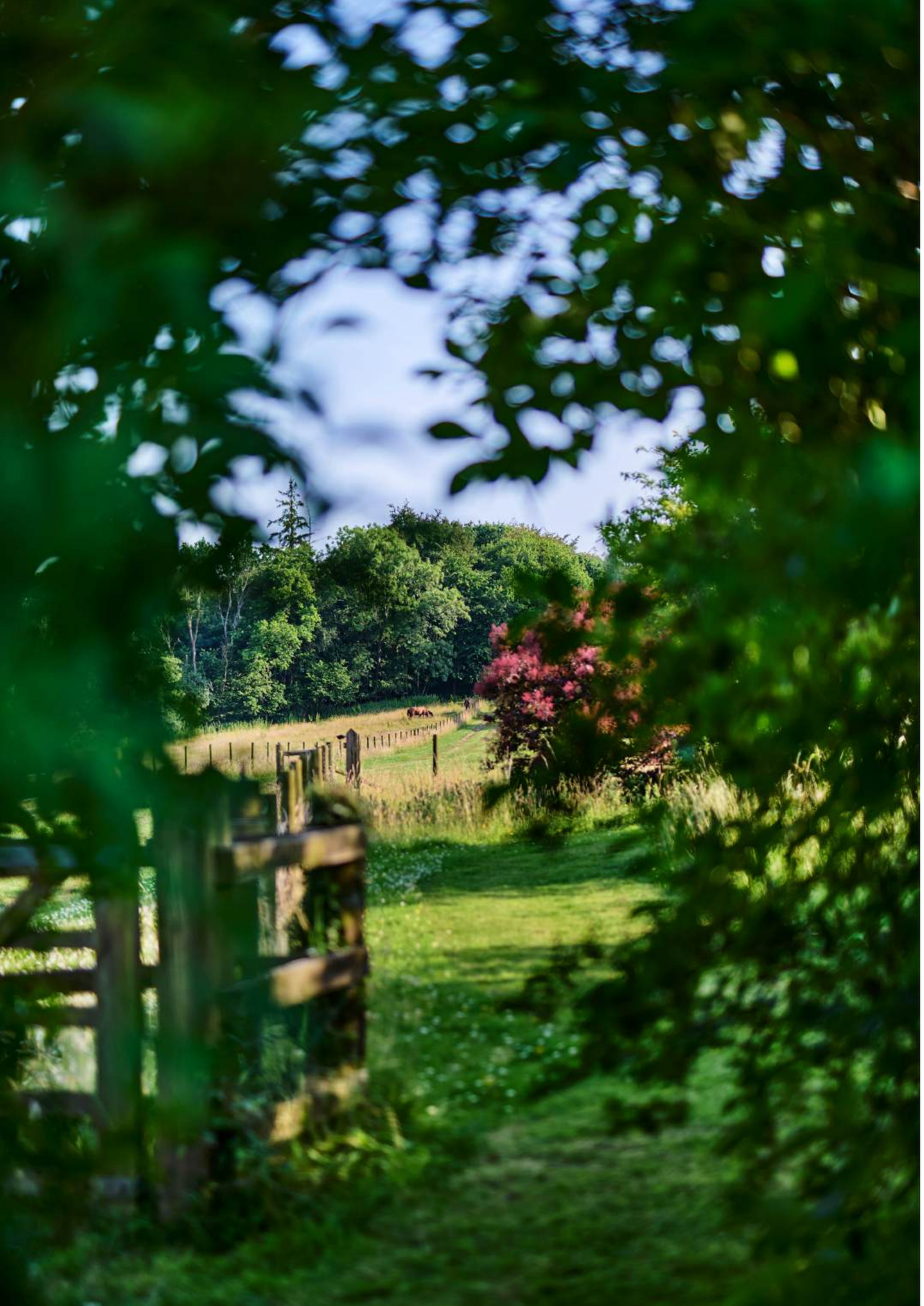










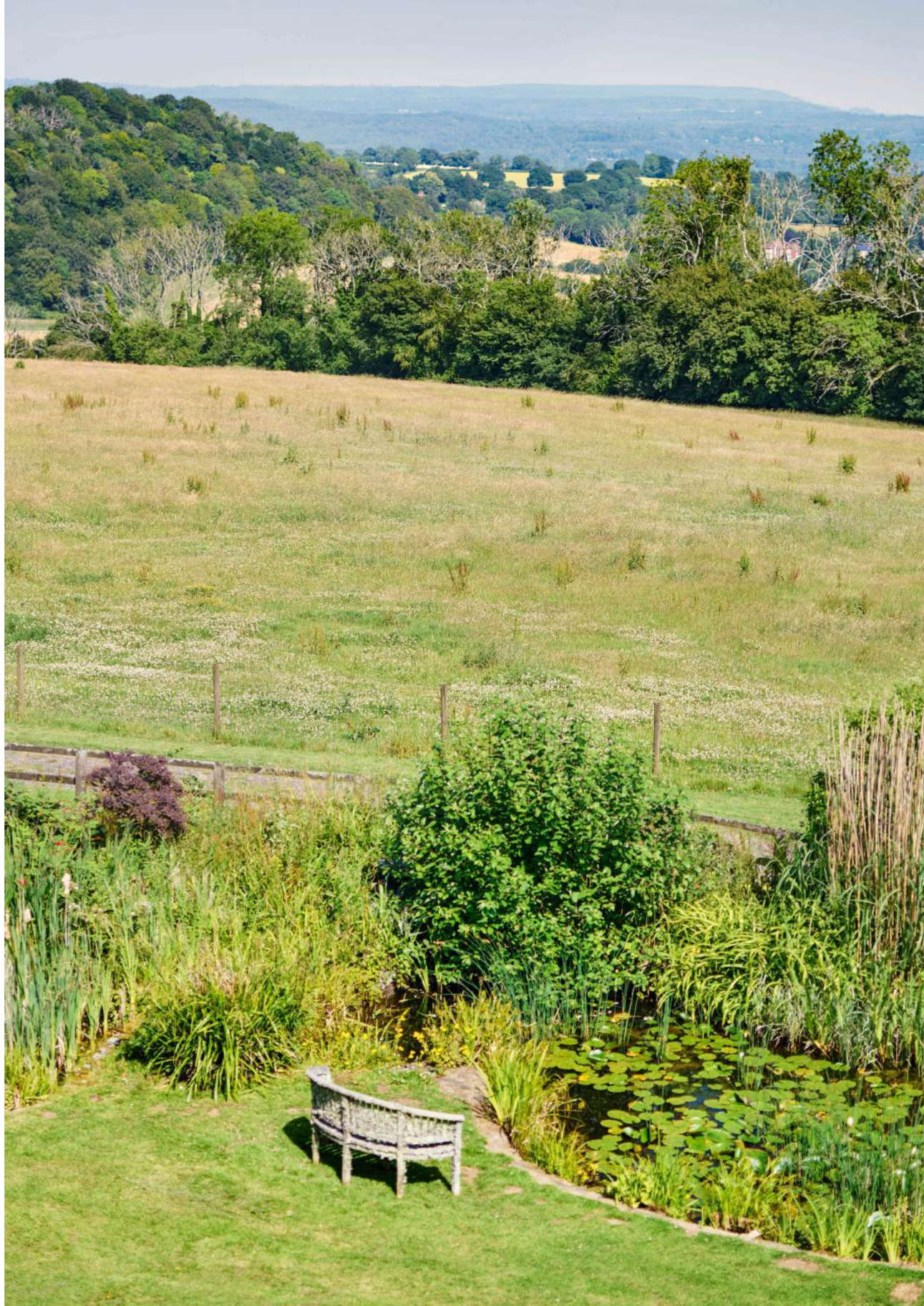














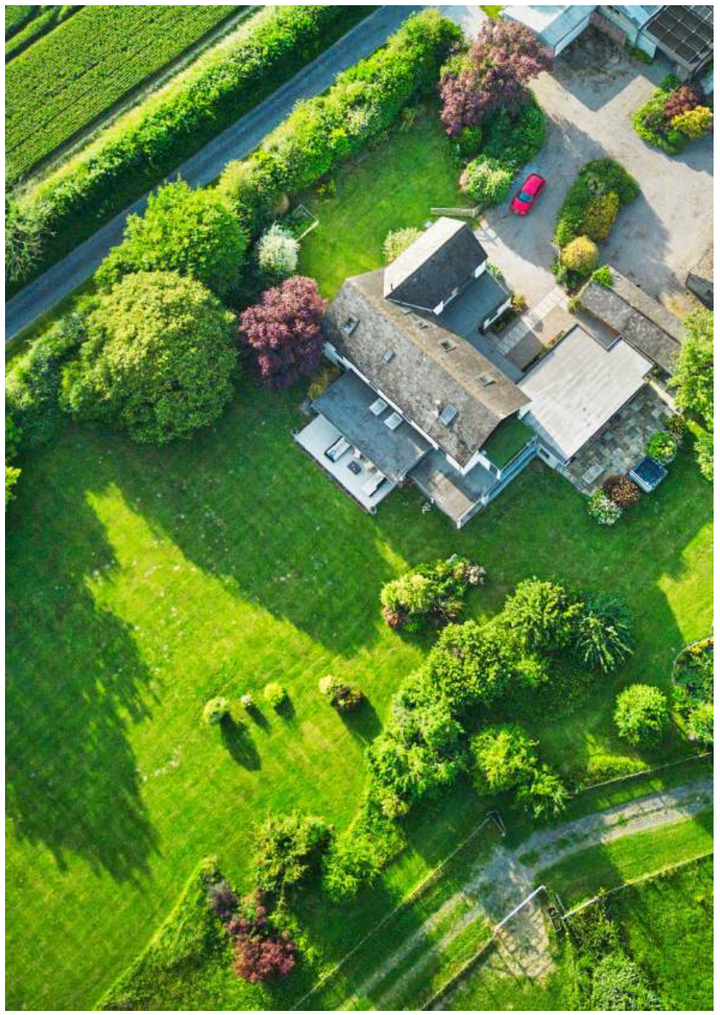
















*Please note: This plan is should be used as a guide only.*

# POINTS OF *Interest*



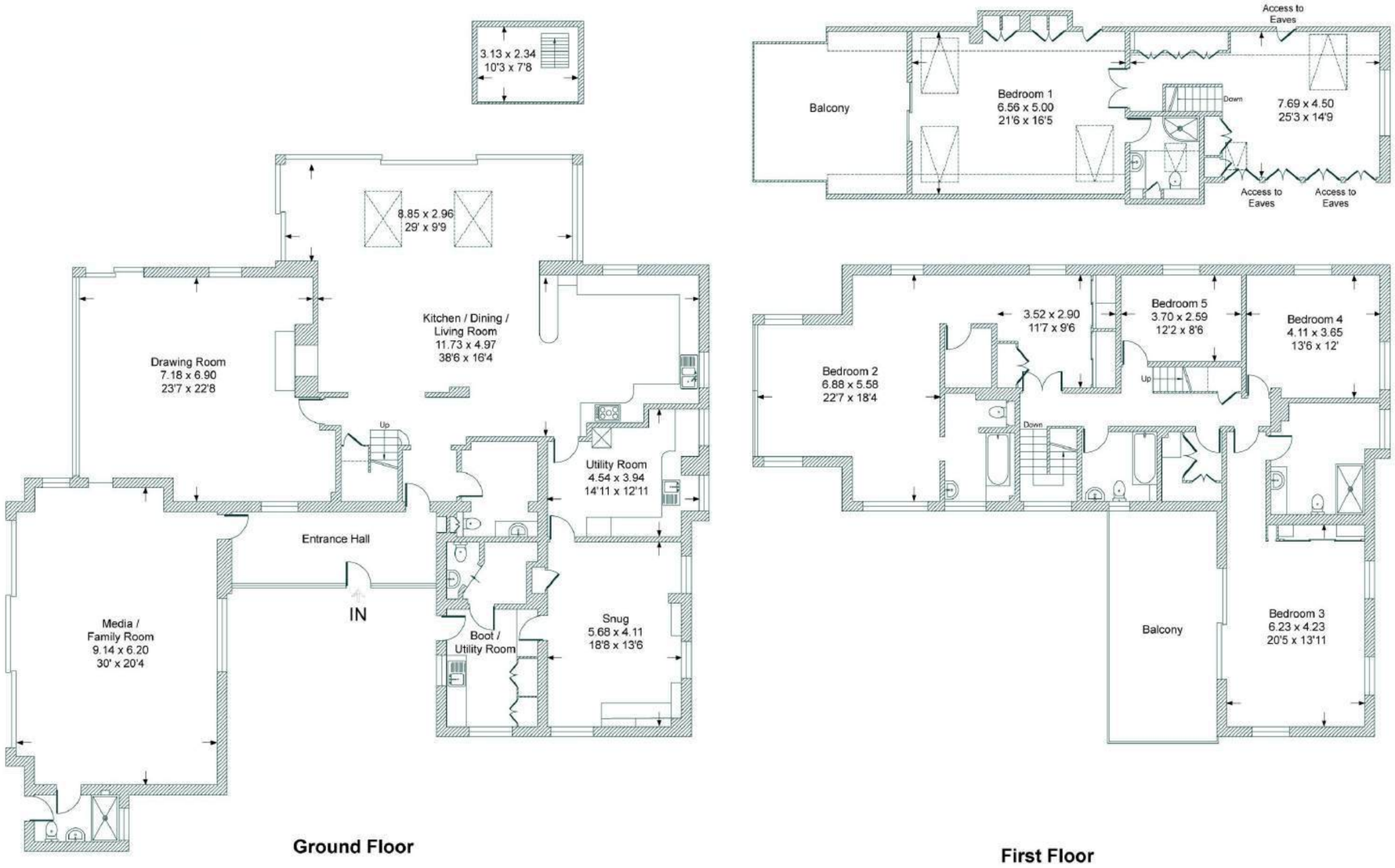
**Towns and Cities**
Petersfield, 4.5 miles
Alresford, 10.5 miles
Alton, 11 miles
Haslemere, 14 miles
Chichester, 20 miles
Winchester, 18 miles
Guildford, 26 miles
London, 56 miles

**Pubs & Restaurants**
The Pub With No Name, Priors Dean
The Hawkley Inn, Hawkley
The Harrow, Steep
The Cricketers, Steep

**Train Stations**
Petersfield, 4.2 miles
London Waterloo (from 63 minutes)

**Airports**
Southampton Airport, 30 miles
London Heathrow, 47 miles
London Gatwick, 59 miles

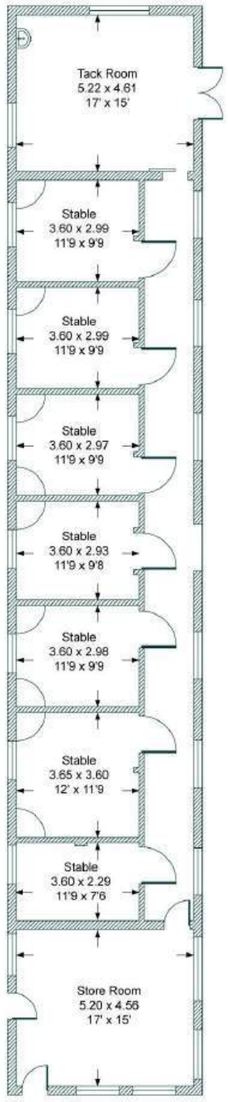
# FLOORPLANS
## *Warrenside Farm*



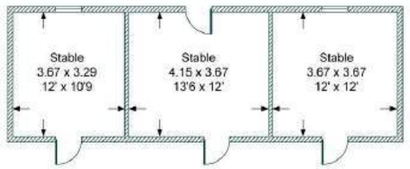

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential) Produced by The Country House Department Limited

Total - 523.3 sq m / 5,633 sq ft | House - 515.9 sq m / 5,553 sq ft

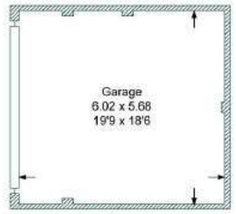
# FLOORPLANS
## *Warrenside Farm Stables and Outbuildings*



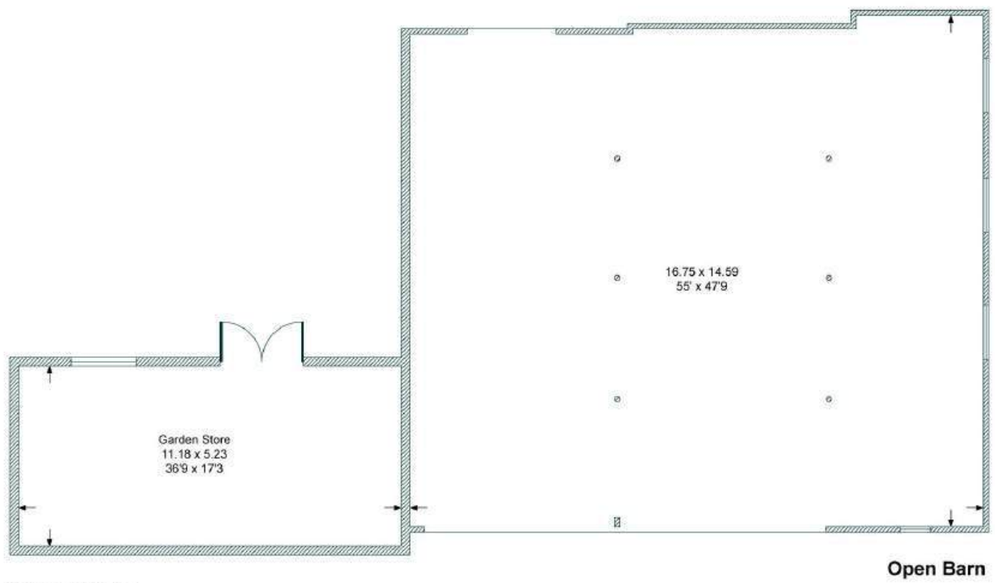

Stable Block 2




Stable Block 3




Garage




Garden Store




Open Barn

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential) Produced by The Country House Department Limited

Total - 533.9sq m / 5,744 sq ft | Stable Block 2 - 162.4 sq m / 1748 sq ft |
Stable Block 3 - 41.4 sq m / 445 sq ft | Garden Store - Garden Store Internal Area - 58.6 sq m / 630 sq ft | Open Barn - 236.3 sq m / 2543 sq ft | Garage - 35.2 sq m / 378 sq ft

# AREA GUIDE
## *Hampshire*

East Hampshire has the perfect blend of city, coast and country, blessed with the natural beauty of two National Parks and thriving culture, with history and heritage at its heart. Discover exciting events throughout the year from arts, culture, festivals, music, sports and much more. In Hampshire, you'll find a whole host of award-winning hotels, pubs and world-class restaurants as well as some of the country's most beautiful properties.

The county spans the Solent and includes the New Forest and part of The South Downs National Park. Stunning countryside meets the sea with a host of places to visit including the historic cities Winchester and Portsmouth.

Walking - The Hangers Way
A 21 mile walk from Alton to Queen Elizabeth Country Park, passing through the village of Selborne, home of the past naturalist Gilbert White.
The South Downs Way. One of England's finest long-distance trails, walking from Winchester to Eastbourne through South Downs National Park. This includes a glorious stretch through the Meon Valley.

Eating Out -The Hambledon Viney
ything they cook with locally-sourced produce across Hampshire and the South Downs. Menus include the Seasonal & Cellar Tasting Menu and can be accompanied by a tour of the winery and wine tasting.

Event - The Grange Festival
The Grange Festival is an arts charity which presents an exceptionally dynamic programme of opera, dance, and concerts each summer. Held in one of the most celebrated neo-classical mansions in Britain, the Festival offers an awe-inspiring experience of beauty, connection and artistic excellence.

Day Out - Marwell Zoo
With plenty of outdoor space, and a whole host of animals and activities, Marwell Zoo is a great family day out in Hampshire.



THE COUNTRY HOUSE DEPT.

03332 340 901
info@thecountryhousedepartment.com
thecountryhousedepartment.com

IMPORTANT NOTICE: The Country House Department gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. The Country House Department does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. The Country House Department does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. The property will be sold subject to and with the benefit of all wayleaves, covenants, easements and rights of way, whether mentioned in these particulars or not. Photographs taken July 2026. Particulars prepared in July 2026.