



Wrens Farm

BORDEAN | PETERSFIELD | WEST SUSSEX | GU32 1ER

Wilson | Hill

Master Bedroom with Ensuite Bathroom | Guest Bedroom with Ensuite Bathroom | 4 Further Bedrooms | Bathroom | 2 Shower Rooms | Entrance Hall | Cloakroom | Drawing Room
Sitting Room | Library | Garden Room | Kitchen/Dining Room | Utility Room | Covered Parking Area adjacent to Utility Room leading to Garage | 2 Further large Garages
Garden Store/Workshop | Gym Building | 2 Large Store Rooms | Separate Cottage with Living Room including Kitchen, Bedroom and Bathroom | Extensive Parking
Lovely Courtyard Garden | Grounds as a whole about 0.8 Acres (0.33ha)

Petersfield 3.8 miles, Winchester 15 miles, Guildford 30 miles, London 60 miles







| The Property

Wrens Farm provides a rare chance to acquire a substantial range of converted barns which we believe date from 1879. The property offers extensive accommodation with well proportioned rooms and is currently arranged with three principle reception rooms together with a garden room and six bedrooms including two suites. To one side there is a largely unconverted area which consists of three garages a large garden store/workshop and two large storage areas on the first floor. Within the grounds there is a detached building currently used as a gym and the cottage is attached to one end of the building.

Known as Pig Cottage, it consists of a living room with kitchen and a bedroom and bathroom. Within the courtyard there is a very pretty garden which we refer to in more detail later, together with a large parking area adjacent to the garage and store areas. There is scope to provide quite a lot more accommodation if required but the real strength of the property, in our opinion, is the balance between the already extensive living accommodation and the garaging and storage. It would for example be ideal for example for a collector of classic cars. One that has to be viewed to be truly appreciated.





| Location

The property lies out in the country in the heart of the South Downs National Park between Petersfield and Winchester. The nearest village facilities are available a short drive away in East Meon or Langrish, and for a good range of shopping, sporting and leisure facilities including Waitrose and a mainline station with train services to London Waterloo, Petersfield is the nearest centre and is 3.8 miles away. The larger centres of Winchester and Guildford are also within reasonable driving distance as are the harbours and creeks of the

South Coast. The surrounding countryside is crisscrossed by of footpaths and bridleways providing great scope for both riding and walking and these include The South Downs Way a short distance to the south at East Meon. There is an excellent range of educational facilities in the area including Bedales, Churchers College in the private sector and TPS and Bohunt in the state sector, together with further choices in Winchester and Alresford.



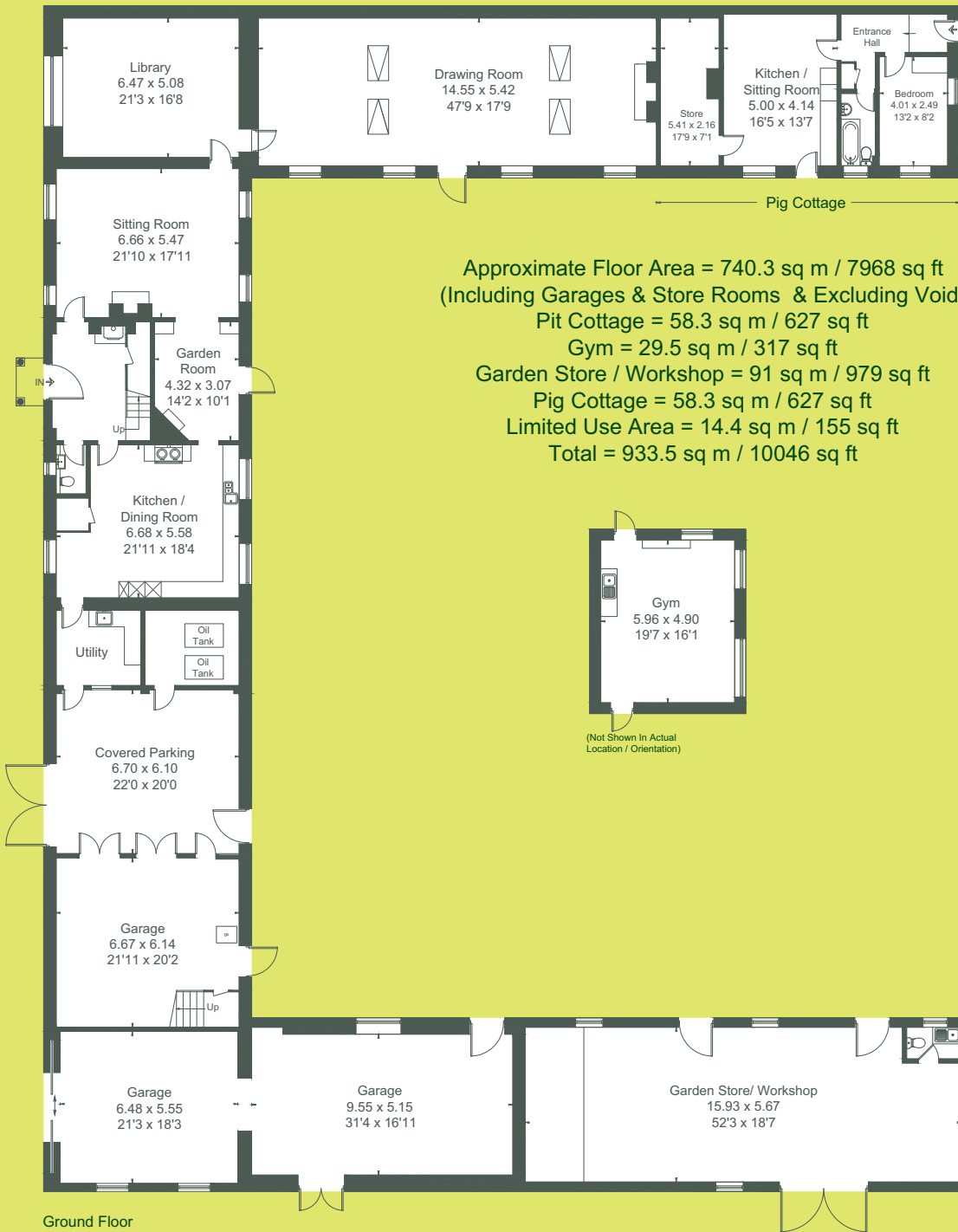


| Outside

The drive leads past the front of the house and provides access to one property beyond. To the left of the drive there is a large herbaceous and tree covered bank. Immediately on the right there is access to a very large parking area which also provides access to most of the garaging. The main garden lies to the rear of the house and is made up of a lovely large courtyard garden. Adjacent to the house there is a large raised gravel terrace with plenty of space for eating out and

relaxing, this then leads to open areas of lawn bounded in places by well stocked herbaceous borders. Within the centre of the garden is located the gym building, and then in one corner is Pig Cottage with its own private garden. A five bar gate leads from the gardens to the parking area to allow access for maintenance and the grounds as a whole total about 0.8 acres.





Ground Floor



First Floor



I Directions to GU32 1ER

Follow the A3 south from Guildford and on arriving at Petersfield take the second exit signed Petersfield and Winchester. Go down the slip road and follow the roundabout round to the right and head towards Winchester on the A272. Go through Stroud and Langrish and having passed the church in Langrish carry straight on up the hill and after 1 mile you come to a crossroads, and here turn right into Lower Bordean Farm Lane. After a few yards you will see a drive on the right, turn in here and follow it past the cottages and on for about 100 yards where you will find the parking area for Wrens Farm on the right hand side. This is where we will meet you.



Viewing strictly by appointment



Services: Mains water and electricity, private drainage, oil fired boiler providing hot water and heating via radiators.

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

Council Tax: Band H

EPC: House: E56. Cottage: F28.

Wilson Hill 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. Maps and plans shown as a guide only.

Details and photographs dated July 2019.

