

# Bradshott Farm

Blackmoor, Hampshire





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Selborne 1.9 miles, Liphook 6.4 miles (Trains to London Waterloo from 65 minutes)  
Alton 7.1 miles (Trains to London Waterloo from 67 minutes), A3 3 miles, A31 5.6 miles  
(All distances and times are approximate)

## Accommodation Summary

**Basement:** Store room | Boiler room

**Ground Floor:** Great Hall/Sitting Room | Kitchen/Breakfast Room | Family Room | Utility Room | Cloakroom  
Principal Bedroom with Dressing Room and adjoining Bathroom | 4 Further Bedrooms (2 with mezzanines) | 2 Bathrooms

**Self-contained annexe:** Bedroom & Sitting Room | Kitchenette | Bathroom

**First Floor:** Study | Office | Store Room

**Cottage:** Sitting Room | Kitchen | 3 Bedrooms | Bathroom | Cloakroom

**Pool House:** Gym | Sauna | Steam Room | Hot Tub | Cloakroom | Two first floor rooms

Swimming Pool | Landscaped Gardens and Grounds

**In all approximately 1.73 acres**

### Winchester

14 Jewry Street, Winchester  
SO23 8RZ

Tel: +44 1962 677234

[george.clarendon@knightfrank.com](mailto:george.clarendon@knightfrank.com)



[knightfrank.co.uk](http://knightfrank.co.uk)

### Country Department

55 Baker Street  
London, W1U 8AN

Tel: +44 20 7861 1080

[edward.cunningham@knightfrank.com](mailto:edward.cunningham@knightfrank.com)



## Situation

Bradshott Farm occupies an attractive elevated situation behind high hedges off a quiet country lane just over a mile from the pretty village of Selborne. Entirely secluded from the lane and surrounded by its own grounds, the property enjoys a high level of tranquillity and beautiful rural and woodland views to the north. The property also lies within the South Downs National Park with the protection that implies.

The nearby hamlet of Selborne is well-known for its association with the 18th century naturalist, Gilbert White, whose house in the village is open to the public and also for its proximity to Jane Austen's house in the neighbouring village of Chawton. There is a pub, church, café and village shop and Post Office in Selborne for daily needs whilst the larger towns of Petersfield, Alton or Liphook offer a broader selection. For the full range of High Street shopping and other amenities, Basingstoke or Portsmouth are within easy reach. Communications are good as the A3 trunk route between London and Portsmouth is only 3 miles away whilst mainline train services at Petersfield or Alton provide a fast and frequent service into London in just over one hour. The area benefits from a choice of good schools including Bedales at Petersfield, St Swithun's, Churchers College and Winchester College among others. Recreational opportunities include golf at a number of clubs within easy reach, sport and leisure centres at nearby Alton and Petersfield whilst the surrounding countryside offers ample choice for walking and riding.





## Main House

Converted to a high standard with flair and imagination from a period farm building and laid out around three sides of a south facing garden, this versatile property can indeed be 'all things to all people' depending on individual needs. With spaces to arrange according to lifestyle choice, Bradshott Farm is a spacious home ideally suited to a young family with safe outside space and scope inside for home-working if desired plus accommodating and entertaining friends as occasion demands. Alternatively, it could equally well serve as a weekend hideaway to chill-out or celebrate depending on your mood. In either case, the adaptable and flexible space, stunning location and convenience make Bradshott Farm a serious contender in anyone's choice.





Features of particular note include the great sense of light and space arising from the full height vaulted and beamed roof and large windows drawing the eye to distant views, while the ingenious mezzanine levels provide additional space and an interesting architectural feature. The main sitting room with space to sit or circulate is the perfect party room and benefits from direct access to both north and south garden areas. The well fitted kitchen/dining room with its four oven AGA and generous working areas will delight the enthusiastic cook and with the adjoining cosy family room or snug will surely become the heart of the home.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

**Approximate Gross Internal Floor Area**

**Total = 856 sq.m (9212 sq.ft)**

**(Excluding voids & Including restricted head height area)**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

--- = Restricted Head Height Area







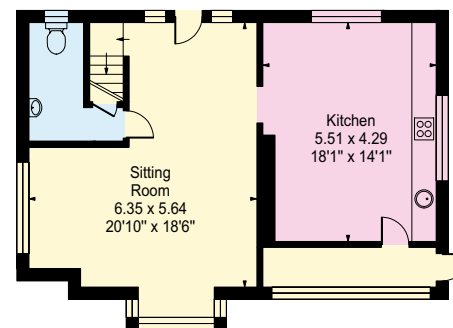
## Annexe

The main house also benefits from an integral but separately accessed annexe comprising bedroom, bathroom and kitchenette that would be ideally suited as a 'nanny flat' or for a dependant relative.

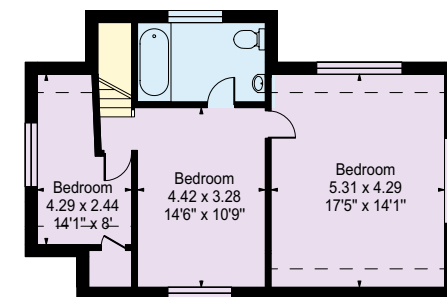
## The Cottage

Bradshott Farm also benefits from a three-bedroom cottage that would be perfect as guest or staff accommodation or even as a letting project.

## The Cottage



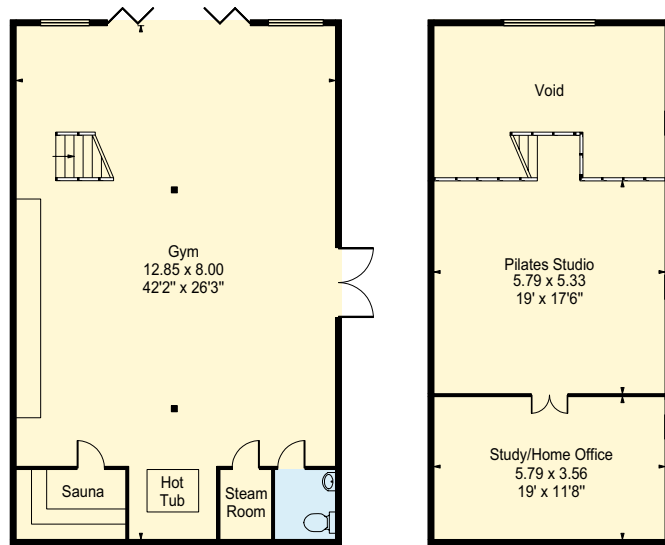
Ground Floor



First Floor

## Pool House

Beside the main house and at a slightly higher level, is a large outdoor heated swimming pool with spacious sun-bathing areas and the adjoining Pool House. This substantial timber building is currently arranged as a spacious gymnasium on the ground floor with changing space, shower, steam room, sauna and plunge pool. Stairs rise to a mezzanine level with two rooms, possibly ideal for pilates and a 'home office'.



Ground Floor

First Floor



Pool House



Pool House



Pool House

## Garden & Grounds

Bradshott Farm is approached over an attractive white gravelled drive leading past and behind the house to a spacious parking and turning space around a central island with a mature weeping Birch tree.

To the front of the house, a south-facing garden and paved terrace is enclosed on three side by the house and a wall to the front from where a paved path leads between rows of column-clipped Hornbeam trees to the main paved patio and front door. Beds and borders are planted with a variety of shrubs and small trees including some well-grown olives.

A perfect 'suntrap', this secluded and spacious area is ideally suited to entertaining or quiet relaxation. A further terrace to the rear with brick-built barbecue and Wisteria-clad pergolas offers a shady spot with distant rural views. The remainder of the grounds are laid mainly to lawn and slope away from the house to the boundary with open fields beyond.



## Services

Mains water and electricity. Oil-fired underfloor central heating throughout and private drainage. Security cameras with interior multi-view monitor.

## Local Authority

East Hampshire District Council. Penns Place, Petersfield, GU31 4EX

## Fixtures & Fittings

Certain fixtures & fittings such as the fitted carpets, curtains, light fittings and garden statuary are specifically excluded from the sale but may be available by separate negotiation.

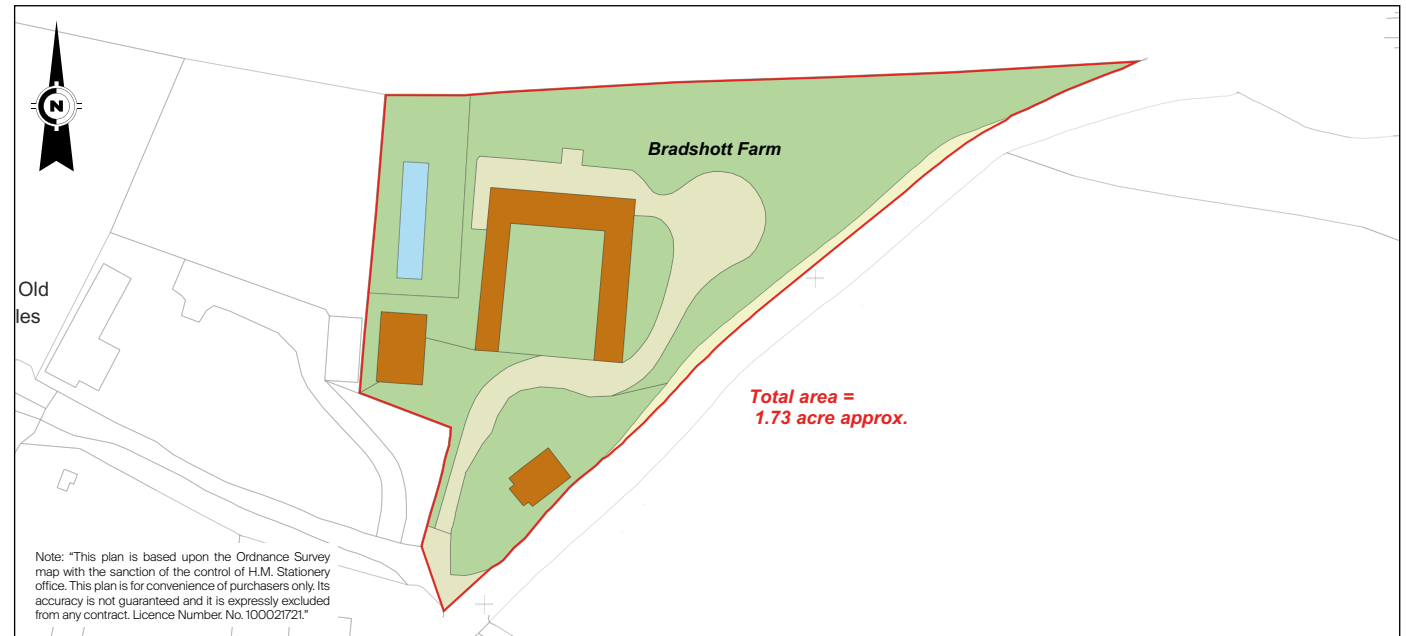
## Directions (GU33 6DD)

From London, follow the A3 route south towards Portsmouth. Continue through the Hindhead Tunnel and then after approx. 8 miles at the roundabout take the third exit onto B3006 signed to Selborne and Alton. Continue for 2.1 miles then take a right turn signed to Bradshott and Blackmoor. Follow this winding lane for 0.7 miles then turn left and immediately right onto the gravel drive of Bradshott Farm. (For users of the What Three Words app, the reference is mostly.zinc.remaking).

## EPC

**Bradshott Farm: D**

**Bradshott Cottage: D**



**Connecting people & property, perfectly.**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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