



Blendworth Farm House, Blendworth, Hampshire



BNP PARIBAS GROUP 



Blendworth Farm House, Blendworth, Hampshire, PO8 0AG

A splendid Georgian farmhouse of over 6,000 sq ft set in the South Downs National Park with self contained annexe and enjoying beautiful views across the South Downs to the Solent and the Isle of Wight

Horndean 0.7 miles, Rowlands Castle 2.6 miles (1hr 27 mins to London Waterloo), Havant mainline station 5.8 miles (1 hr 27 mins to London Waterloo), Petersfield 8.7 miles, (1hr 10m to London Waterloo) Chichester 12.6 miles

Reception hall | Drawing room | Sitting room
Office | Family room/dining room | Study
Playroom | Kitchen | Utility | 2 Cloakrooms
Principal bedroom with en suite bathroom
4 Further bedrooms, 2 en suite | Family bathroom | Cellar | Garden | EPC rating D

Annexe: Kitchen | Living room | Bedroom
Bathroom | EPC rating D

Garage with adjacent greenhouse with potential for additional parking

The property

Blendworth Farm House is a striking Georgian farmhouse which has been beautifully and thoughtfully restored whilst retaining a wealth of period character, including sash windows, exposed timber beams and original fireplaces.

The welcoming double height reception hall, with lovely oak floors, makes a statement entrance. The main house has six reception rooms on its ground floor, together with a well appointed annexe which could easily be incorporated into the house if necessary. A beautiful 23ft drawing room with Georgian style

marble fireplace and doors to the garden leads through to the sitting room, again with Georgian style marble fireplace. A wonderful dual aspect family/dining room adjoins the kitchen. This delightful farmhouse kitchen has an Aga, wooden storage units, a central island, a butler sink and space for all the necessary appliances. There is also a well designed study with fitted bookcases and deep storage cupboard and a playroom, all of which provide flexible living space with the utmost comfort.

The modern home office with vaulted ceiling and skylight benefits from its own front door, entrance lobby and WC and provides peace and quiet away from the main house, ideal for those wishing to work from home.

Upstairs the light filled landing gives access to five double bedrooms including the generous, 23ft principal bedroom with its large and beautifully appointed luxury en suite bathroom with freestanding bath and separate shower. One of the further first-floor bedrooms is also en suite, and a family bathroom serves the remaining three bedrooms.

From the south side of the main house most of the rooms offer lovely views across the countryside towards the English Channel and the Isle of Wight.

The well appointed annexe provides a living room, kitchen, bedroom and bathroom. This is currently separate from the main house but could easily be incorporated if necessary.











Outside

The property is approached via a large sweeping driveway with a central mature planted island. To one side a former stabling provides a large paved seating area. The whole forecourt is bordered by mature hedging. Lying directly to the south of the house are the most gorgeous, mature and beautifully laid out formal gardens which have been carefully designed and thought out by the current owners.

Agents Note

Lot 2 - Please be advised there is an additional paddock available by separate negotiation extending to 2.669 acres with a small stable complex.

Three cottages, one of which is a holiday cottage, and a further area of garden with tennis court also available by separate negotiation.



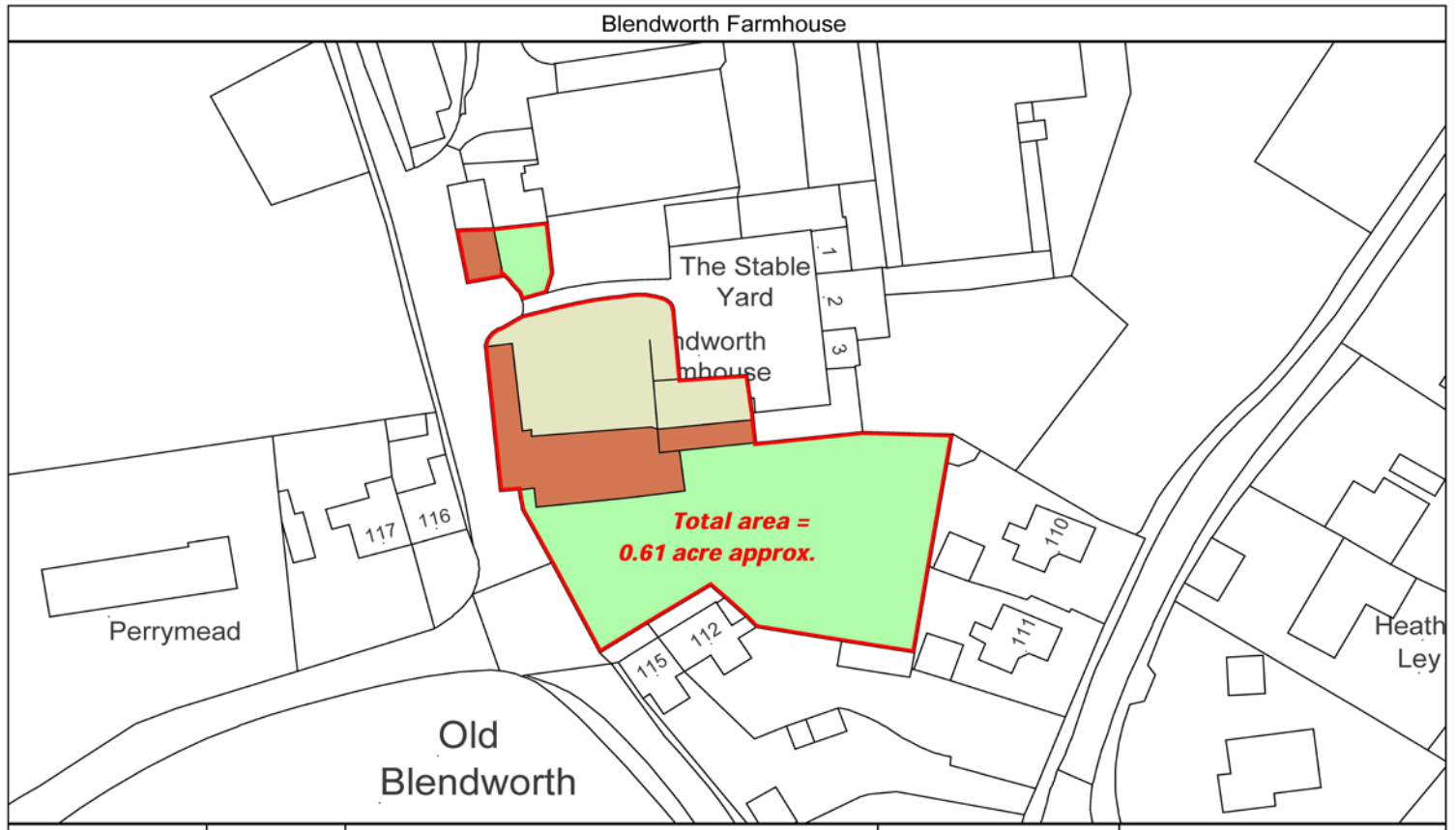
The Annexe



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Directions

From Chichester, take the A27 towards Portsmouth, join the A3(M) heading north. Leave the A3(M) at jct 2, take the 3rd exit to the B2149. At next roundabout take the 1st exit onto the B2149/Havant Road, after 1/2 a mile, turn right onto Blendworth Lane. After 3/4 of a mile, turn left onto Duckstile Lane, the property entrance is immediately on your right hand side.

From London follow A3 south towards Portsmouth past Petersfield for about 8 miles. Turn off at Horndean/Clanfield exit. Continue on old A3 to the centre of Horndean. At roundabout take 1st exit onto Blendworth Lane. After around 0.7 miles you'll reach Blendworth, turn left onto Duckstile Lane, the property entrance is immediately on right hand side.

General

- Local Authority:** East Hampshire District Council
- Services:** Mains electricity, gas, water & drainage
- Council Tax:** Band F
- Tenure:** Freehold
- Guide Price:** £1,850,000



Location

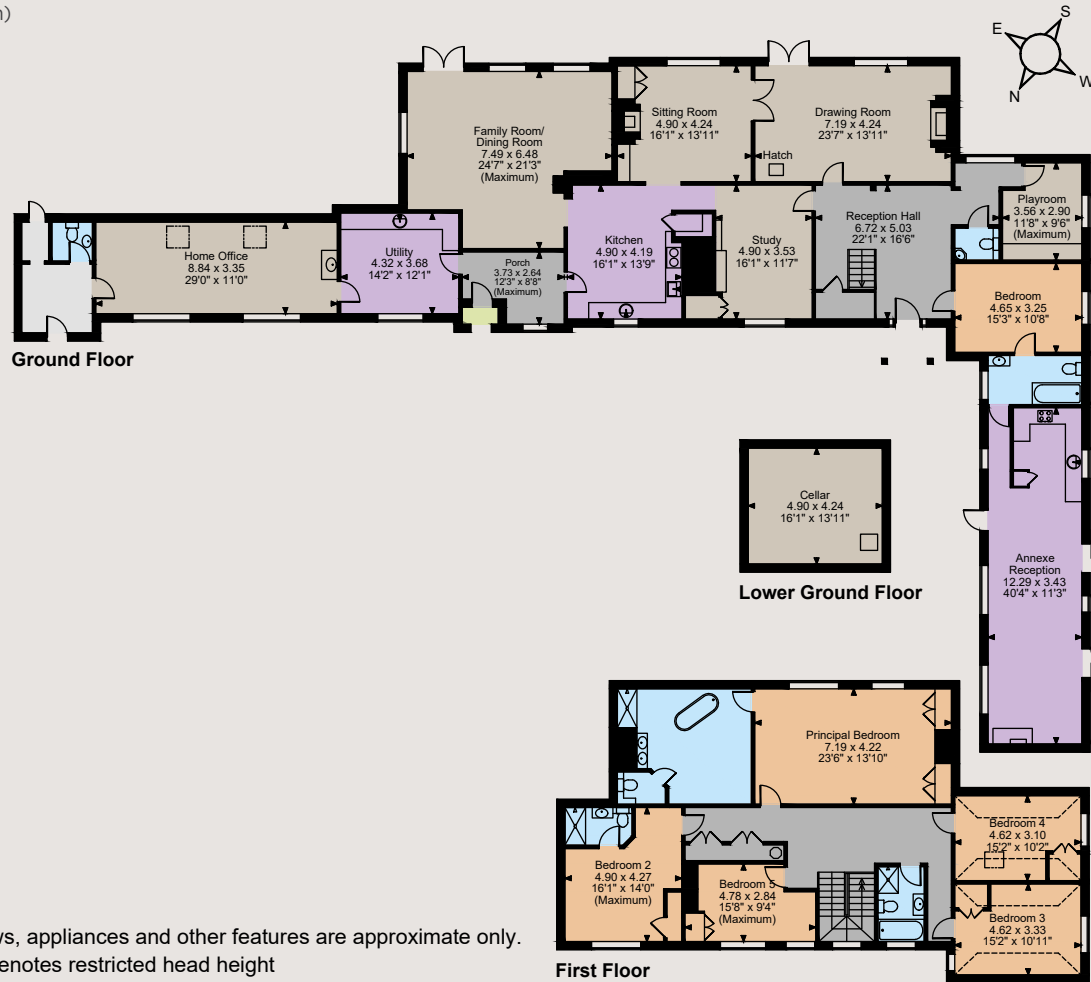
Situated in the South Downs National Park, the property lies in the tiny village of Blendworth surrounded by beautiful rolling countryside and offering wonderful opportunities for cycling, horse riding and walking. It is within easy reach of Horndean and neighbouring towns and villages. Horndean has a variety of amenities, including local shops, a large supermarket, and primary and secondary schools. Rowlands Castle is a pretty, highly regarded village in south Hampshire offering day to day amenities. It has a golf club, two public houses, village shop and school and a railway station with services to London, Waterloo taking 1hr 27 minutes.

Exceptional old English pubs in the area include The Red Lion at Chalton and The George Inn at Finchdean. Nearby, Stansted House, an Edwardian mansion set in 1800 acres of parkland is well known for its annual garden show, outdoor theatre and concerts, cream teas, garden centre and farm shop. To the south is the harbourside market town of Emsworth on the northern shore of Chichester Harbour with excellent sailing facilities and a range of individual shops and restaurants. For sailing and water sports enthusiasts the harbour waters of The Solent have a number of sailing clubs, including Chichester, Bosham and Itchenor. Bathing and windsurfing maybe enjoyed from the blue flag sandy beach at the West Wittering and other areas along the coast. To the east, the cathedral city of Chichester offers shopping, leisure and cultural activities including the renowned Festival Theatre and Pallant House Gallery. The Goodwood Estate is well known for its horse racing events calendar, including Glorious Goodwood and it hosts the annual Festival of Speed and Revival Meetings at its historic motor circuit. It also boasts two golf courses, a spa and a small airfield.

Excellent state and independent schools include Westbourne House, Bedales and Portsmouth Grammar. Links to the A3 (M) provide access north to London and south to the A27.



Floorplans
House internal area 6,008 sq ft (558 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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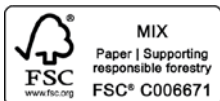
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