

Hambleton Farm

Lickfold, Petworth







Hambledon Farm

Lickfold, Petworth

A beautiful small estate in the heart of prime West Sussex.

Lodsworth 1.5 miles, Lurgashall 1.5 miles, Haslemere 7 miles (London Waterloo 52 minutes)
Petworth 5.5 miles, Midhurst 5.5 miles, Chichester 18 miles, Guildford 20 miles, London 48 miles
(All distances and times are approximate)

Accommodation and Amenities

Main House: Entrance hallway | Drawing room | Dining room | Study
Kitchen/breakfast room | Flower room | Cloakroom

Four bedrooms | Three bathrooms

Guest Cottage: Sitting room | Bedroom | Kitchen | Shower room | Cloakroom

Outside: Extensive gardens | Orchard | Vegetable garden | Paddock | Woodland
Tennis court | Summerhouse

Gardens and grounds

In all approximately 3.88 acres

**A further parcel of land of approximately 16.69 acres
with stables and barns available by separate negotiation**



Haslemere

1 West Street, Haslemere
GU27 2AB

Tel: +44 1428 770562
russell.grieve@knightfrank.com

knightfrank.co.uk



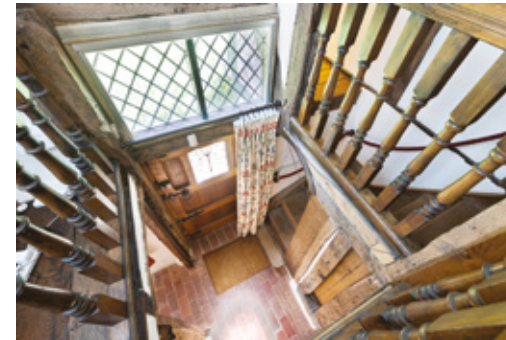
Situation

Hambleton Farm occupies a private and rural setting surrounded by prime West Sussex countryside. The property sits on the edge of Lickfold, a small hamlet located in the heart of what is referred to as 'The Golden Triangle', an area bounded by Haslemere to the north and the old market towns of Midhurst and Petworth to the south. Also nearby is the village of Lodsworth. The village is set in the rolling West Sussex countryside within the South Downs National Park and is home to The Hollist, an excellent village pub, and the Lodsworth Larder, the award-winning village shop opened, run and staffed by the village community.

Comprehensive shopping facilities are available in the towns of Haslemere, Midhurst and Petworth, all of which are a short drive away. A wider range of facilities are available in Guildford and Chichester, which are easily accessed via the A3 and the A283.

Sporting facilities are superb, with racing at Goodwood and Fontwell, polo at Cowdray Park and sailing off the south coast at Chichester.

One of the key benefits of the area is the wonderful array of footpaths and bridleways that the surrounding countryside has to offer, many of which can be immediately accessed from Hambleton Farm.





The Property

The house at Hambledon Farm is believed to date back to the 12th century at its earliest part. The property has been sympathetically extended, updated and modernised over the years giving us the beautiful family home we see today.

The property provides well-proportioned family accommodation over two floors with the building boasting many period features such as original fireplaces and oak beams. As one would expect from a property of this era, the house is of oak frame with stone and brick walls under a handmade clay tile roof.

Adding further accommodation to the house is the separate detached guest cottage. This lies across the main driveway and provides exceptional additional accommodation ancillary to the main house, with the arrangement affording both properties great privacy.

Planning

The property is being sold with an existing planning consent to extend the property to create a new kitchen/breakfast room with en suite bedroom above as well as an extension to the existing kitchen/breakfast room.

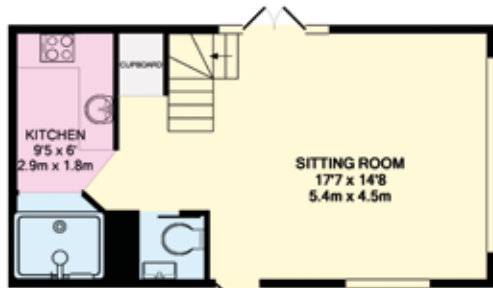




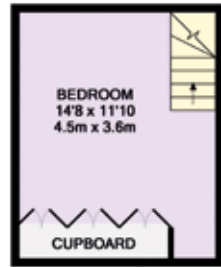
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Approximate Gross Internal Floor Area
Main House: 2429 sq ft / 225.7 sq m
Guest Cottage: 571 sq ft / 53.1 sq m
Total: 3000 sq ft / 278.8 sq m

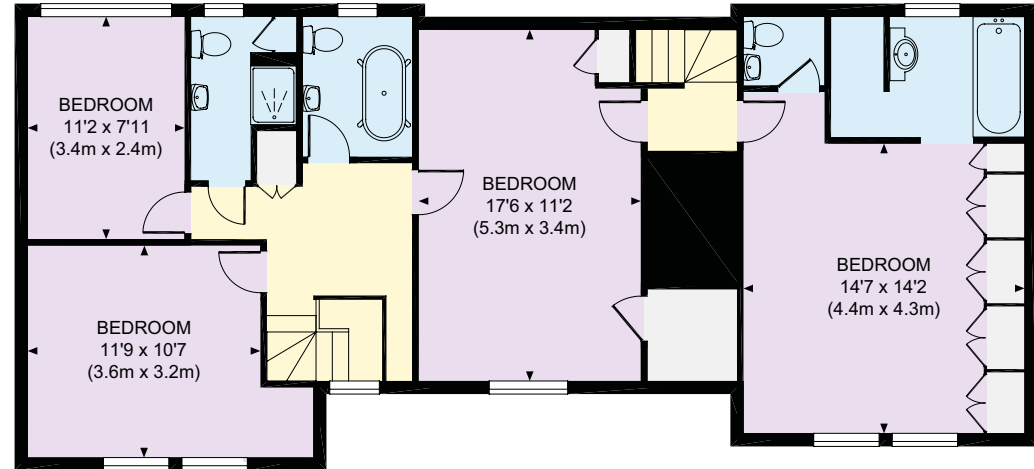
This plan is for guidance only and must not be relied upon as a statement of fact.
 Attention is drawn to the Important Notice on the last page of the text of the Particulars.



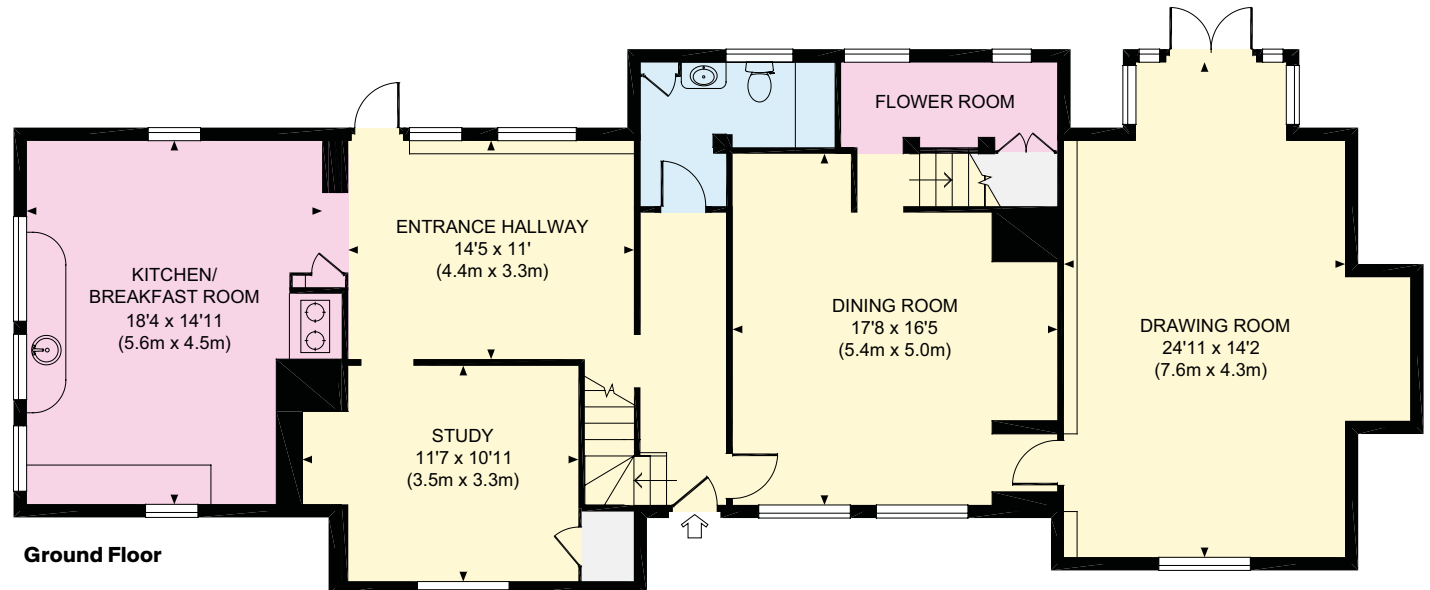
GROUND FLOOR
 APPROX. FLOOR
 AREA 37.0 SQ.M.
 (398 SQ.FT.)



1ST FLOOR
 APPROX. FLOOR
 AREA 16.1 SQ.M.
 (173 SQ.FT.)



First Floor



Ground Floor

Guest Cottage





Lot 2: Stables and Barns

Stables and Barns: 3241 sq ft / 301.1 sq m

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Gardens and Grounds

Outside, the property is entered via a gravel driveway providing parking for numerous cars. The grounds surrounding the house are mainly laid to lawn with some established shrub borders and lead away to the west via an old orchard and tennis court to some beautiful old woodland. Just to the south of the main house is a secondary driveway beyond which are two garages and workshop with the access track here leading deeper into the land where the stables and barns of Lot 2 are found. There are a range of outbuildings which currently are in need of work, but are ripe for conversion and/or change of use subject to the usual consents. Further to the south lie two large paddocks with the grassland, presented in good order and being well fenced.

Services

We are advised by our clients that the property has mains water and electricity, together with private drainage and oil-fired central heating, supported by solar panels.

EPC

Hambledon Farm: E

Hambledon Farm Barn: E

Viewings

All viewings are strictly by prior appointment with Knight Frank.

Local Authority

Chichester District Council. Telephone – 01243 785 166

Directions (GU28 9DU)

From London, take the A3 southbound, continue past Guildford and exit at the Milford junction, following the A283 towards Petworth. At the end of the slip road, take the first exit towards Milford. Proceed through Milford following the signs for the A283 towards Petworth, passing through the village of Chiddingfold. After about 4 miles, at the Fisher Street crossroads, turn right, signed Gospel Green and Lurgashall Winery. After 0.4 miles, turn left, signposted Lurgashall and Lickfold. Continue on this road for approximately 3.5 miles and continue past Lickfold Green, after which Hambledon Farm will be found after about 300 yards on your right.

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All other items, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Agent's Note

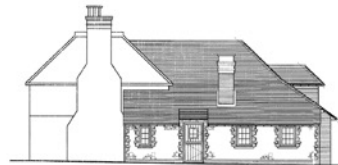
Hambledon Farm has consent for further extension as shown above. Further details available on request from Knight Frank. <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=LSOZH9ER00600>



Elevation A-A,
Scale 1:100



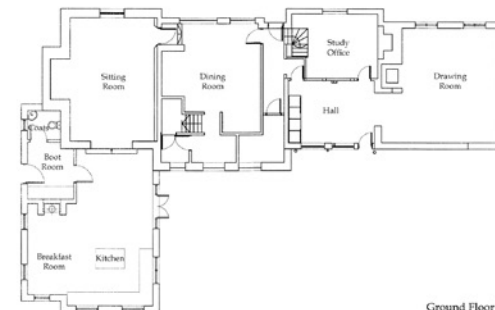
Elevation D-D,
Scale 1:100



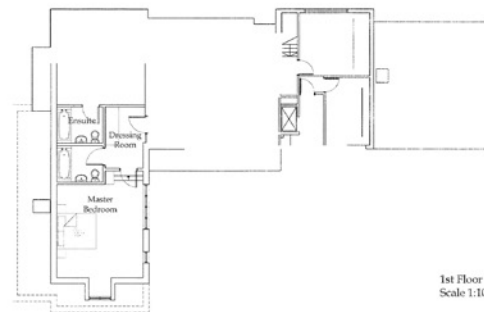
Elevation C-C,
Scale 1:100



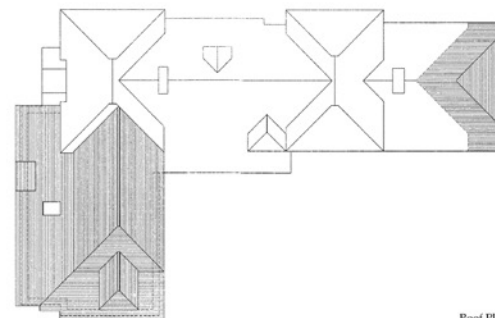
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Scale 1:100



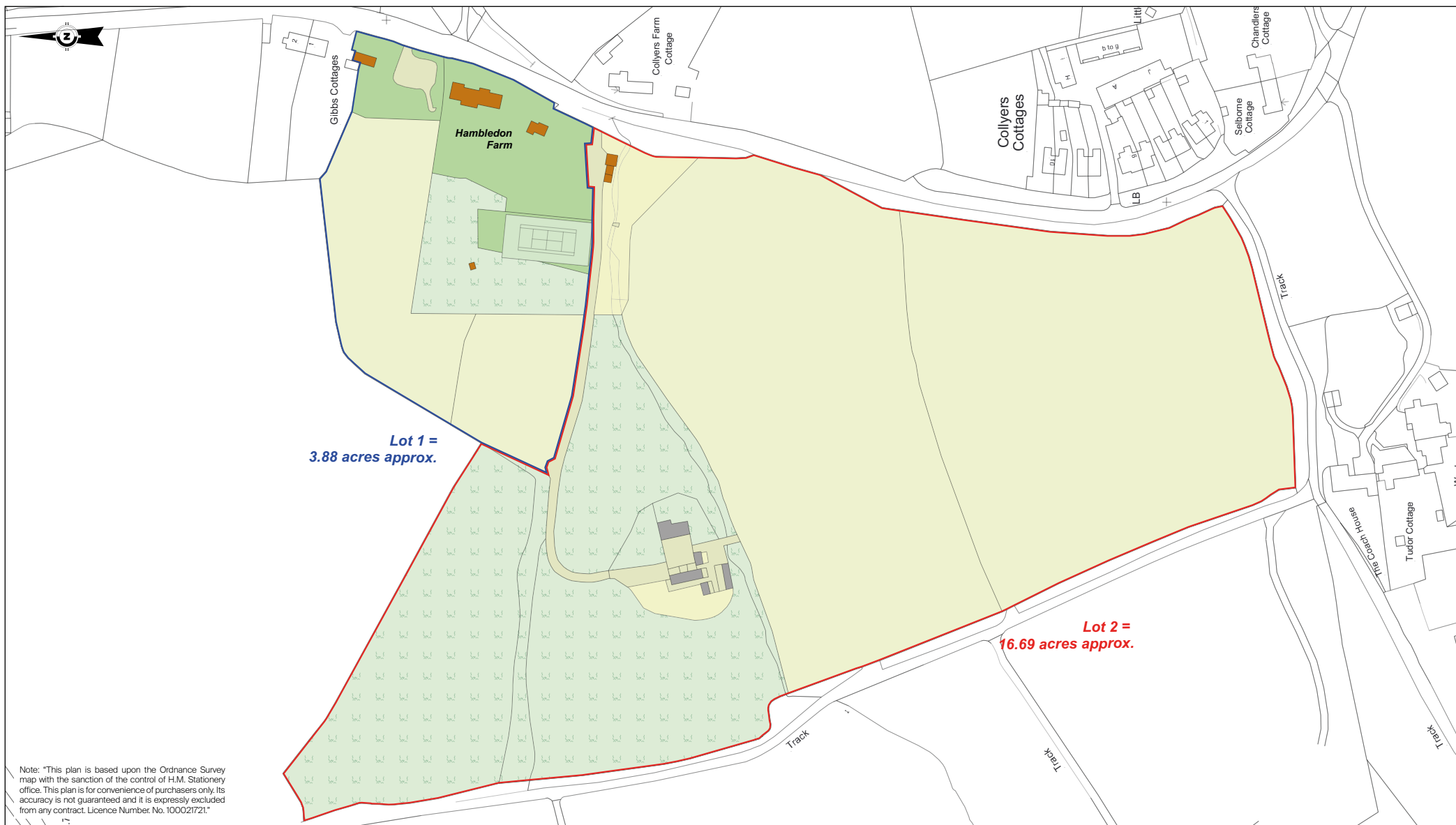
Ground Floor Plan,
Scale 1:100



1st Floor Plan,
Scale 1:100



Roof Plan,
Scale 1:100



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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