



The Old Forge

PARK ROAD | LOWER BORDEAN | PETERSFIELD | HAMPSHIRE | GU32 1ES

BCM

Wilson | Hill

5 Bedrooms | 3 Bath/Shower Rooms (2 En Suite) | Entrance Hall | Cloakroom | Vaulted Dining Hall | Drawing Room | Study/Family Room | Kitchen/Breakfast Room | Pantry
Utility Room | Parking | Detached Triple Garage with Workshop/Studio Above | Delightful Landscaped Gardens and Light Woodland of Approximately 0.6 Acres (0.246 ha)
Mileages: Petersfield 3.9 miles, Winchester 15.2 miles, Portsmouth 20.8 miles, Guildford 29.8 miles, A3 3.1 miles. Main line station at Petersfield to London Waterloo.



| The Property

The Old Forge is a one-off contemporary build of unique design offering a wonderful synergy of character features that seamlessly combine with the more modern conveniences attributed to current day living. Built to a high specification in 2017 by the current owners, the house was constructed using an internal oak frame, built by Border Oak, with striking brick and flint external elevations beneath a tiled roof.

The property offers well proportioned, comfortable, and light accommodation throughout, ideally suited for family living, which includes a vaulted dining hall, two further reception rooms, a spacious bespoke kitchen/breakfast room with large picture windows highlighting the delightful views across the garden and neighbouring countryside and two comfortable bedroom suites.

Further notable features of the house include a mechanical ventilation and heat recovery system (MVHR), underfloor heating throughout, two open fireplaces housing wood burning stoves, an abundance of exposed oak joinery and a large utility room and separate pantry. The house was shortlisted for a House of the Year award in 2020 because of its thoughtful design, style, presentation and quality.



centre 3.9 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 a number 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, Churcher's College and Ditcham Park School in the private sector and TPS and Bohunt in the state sector, together with further choices in Winchester and Alresford.



Location

Enjoying beautiful rural views across neighbouring farmland and countryside, the property is situated 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 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

Outside

The property is approached through attractive double electric wooden gates leading to an extensive gravelled parking area and a detached triple bay barn style garage with workshop/studio above. The gardens to the house are particularly delightful, having been beautifully designed, landscaped and established to offer

enjoyment, formality, intrigue, and relaxation. Notable features of the gardens include an expansive formal terrace ideally suited for entertaining leading directly off the kitchen/breakfast room, a relaxed sitting area to the side of the house, a separate lightly wooded/natural habitat garden, a Gabriel Ash RHS 'Portico' cedarwood greenhouse and a reconditioned well in the front garden. In all, the south westerly facing rear gardens and grounds extend to approximately 0.6 Acres (0.246 ha).



Directions to GU32 1ES

Leave Petersfield on the A272 (Winchester Road) heading towards Winchester for about 3.1 miles, turning left into Park Road, where the property will be found after a short distance on the right hand side.

 **WHAT 3 WORDS** ///expressed.take.cinema

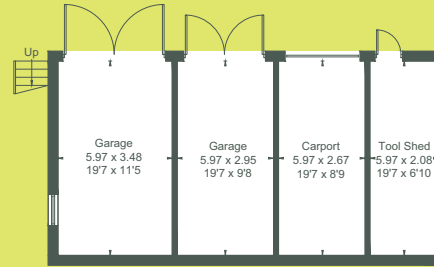


Agents Note:

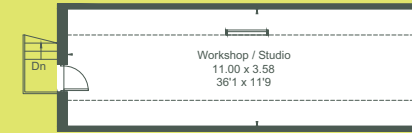
- Broadband: Fibre providing high speed
- Mobile Phone Coverage: Good
- Construction: Oak frame, brick and flint elevations

Viewing strictly by appointment.

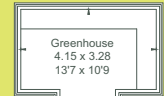
Approximate Floor Area = 254.5 sq m / 2739 sq ft (Excluding Void)
 Outbuildings = 103.7 sq m / 1116 sq ft (Including Garage / Excluding Carport)
 Total = 358.2 sq m / 3855 sq ft



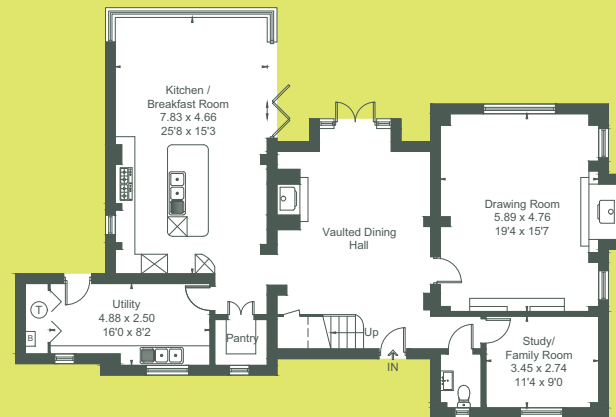
(Not Shown In Actual Location / Orientation)
 Outbuildings - Ground Floor



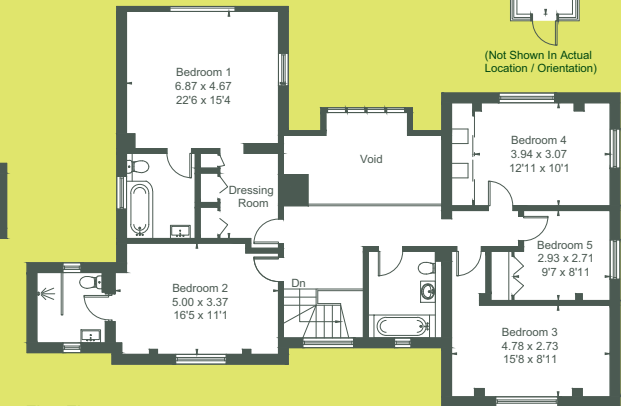
Outbuildings - First Floor



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #72040

Services: Mains electricity and water; private drainage via treatment plant; air source heat pump.

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

Council Tax: Band G.

EPC: B84.

BCM Wilson Hill Ltd 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. Plans and maps should be treated as a guide only.

Details and photographs dated May 2024

