



# BRIDGEFIELD HOUSE

WEST TISTED







## A SUBLIME SETTING

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Positioned on a hilltop, Bridgefield House is a gem of a house, nestled in a sublime setting and commanding panoramic country views across the South Downs National Park. Situated between the popular villages of West Tisted and Monkwood in East Hampshire, Bridgefield offers the chance to relish rural life in rare peace and complete privacy.

Built in 1988, Bridgefield has been a much loved family home to the current owner for 27 years and is

now seeking a new family to appreciate its considerable charms and with the vision to fulfil its enormous potential.

Offering approximately 2,250 square feet in a circa 0.45 acre plot, Bridgefield has the ideal family home layout comprising four double bedrooms, two bathrooms (one en suite), a drawing room, dining room, family room, kitchen, study, reception hall, separate utility room, guest cloakroom and garage block.



## WRAPAROUND VIEWS

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The outlook from Bridgefield House is glorious with wraparound pastoral views the from house and garden. This wonderful home combines a winning formula of outstanding distance views, fantastic family accommodation (with considerable potential to extend subject to permissions) and a good-sized, south and west-facing garden that is easy to maintain.





## ENCHANTING ENTRANCE

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**D**raw up through a gated entrance off the tranquil country lane and into the gravel drive. There is ample space for parking several cars on the driveway and the pretty front garden flanks the drive on either side.



## A WARM WELCOME

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**T**he front door opens into a welcoming, spacious reception hall with high ceilings. There is a large storage cupboard under the stairs and a convenient guest cloakroom is to the right of the front door



## ENTERTAINING SPACES

The bright, generous drawing room benefits from windows on three sides including sliding doors onto the sunny terrace and a broad bay window looking out over the front garden to the views beyond. This lovely room has space for plenty of seating on both sides and the central focal point is a wood burner that sets a cosy scene.







Next door is a family room/snug which is perfect for relaxed nights at home enjoying a movie night or for kids needing their own space to play and socialise.

The formal dining room lies across the other side of the reception hall and offers another option for entertaining guests and friends. The room is a good size with a large window overlooking the front garden.

From the living room or kitchen you can step out onto the south and west-facing terrace which wraps around the house and catches the sun all day and into the evening until sunset. A perfect spot to BBQ and enjoy a meal outside, basking in the splendid views.



## WORK FROM HOME

Adjacent to the drawing room is a good-sized, dual aspect study with space for a desk with an inspiring outlook through the sunny east and south-facing windows.





## FAMILY KITCHEN

With windows looking out West over the lovely garden and the fields beyond, the family kitchen is the heart of the home offering splendid potential to extend and create a large, contemporary kitchen and family room. There is also a useful separate laundry room and back door access from the garden.





## SWEET DREAMS

Upstairs off the sizeable landing, the spacious master bedroom boasts windows on three sides with captivating views, a dressing room area with built-in wardrobes and an ensuite bathroom.

The three further bedrooms are all doubles overlooking the gardens and the glorious views, and they all have built-in wardrobes and share a family bathroom.

The broad galleried landing is a stand alone space in itself and includes a large, useful airing cupboard for bedding.

There is a large loft with easy pull down ladder access, ideal for storing suitcases and other items away.











## LOOK OUTSIDE

The private gravel drive offers parking for several cars and there is a double garage with loft storage above, which offers potential to be developed as a separate annexe (subject to planning permission). Behind the garage is a garden store.

The easy-to-maintain level garden is mature and principally laid to lawn with mixed shrub and flower borders and a south-facing gravel garden. This area has a fountain and a small rock garden and offers a lovely secluded sitting area.

## IN THE AREA

Quietly situated in the pretty East Hampshire countryside, West Tisted is a popular village boasting an 11th century church with an ancient yew tree.

The bustling country town of Petersfield is less than 15 minutes away and offers a full range of shops, cafés, restaurants, activities, services and supermarkets, including a large Waitrose. There's a traditional market square that hosts a busy market twice weekly on Wednesdays and Saturdays.

15 minutes in the other direction is lovely Alresford, replete with colour-washed houses, thriving independent shops and cafés and two supermarkets. There are delightful riverside walks to stretch your legs after visiting the shops and pubs in town. Alresford hosts regular festivals and shows and is home to a fantastic parkland golf course.

Well-regarded local pubs within easy reach include The Pub with No Name or The Trooper in Froxfield, Thomas Lord in West Meon, The Rose and Crown in Upper Farringdon and The Hawkley Inn in Hawkley.

Nearby school choices include Ropley C of E Primary School, Four Marks C of E Primary School and Froxfield C of E Primary and Pre School (all OFSTED rated 'Good'). Secondary options are Perin's School in Alresford, Amery Hill School or Eggar's School in Alton (all rated 'Good') and The Petersfield School (rated 'Excellent'). Independent school choices in the area include Bedales Prep Dunhurst, Highfield and Brookham Schools, St Swithun's Prep, Churchers College, Bedales, St Swithun's, Winchester College and Lord Wandsworth College.

For commuters and day-trippers to London, trains to London Waterloo run regularly from the nearby stations of Alton (from 66 minutes), Farnham (from 52 minutes) and Petersfield (from 69 minutes to Waterloo).

Road links are good with fast road access to London and the M25 via the A31 as well as to the West. Day trips to the beautiful coastline are easy; you can get to the glorious beach at West Wittering in approximately 50 minutes.

For keen walkers, The St Swithun's Way – part of the Pilgrim's Way from Winchester to Canterbury – passes through nearby Ropley, so get your walking boots ready!



# FLOORPLANS

**FLOOR AREA**

2,253 sq ft (209.3 sq m)

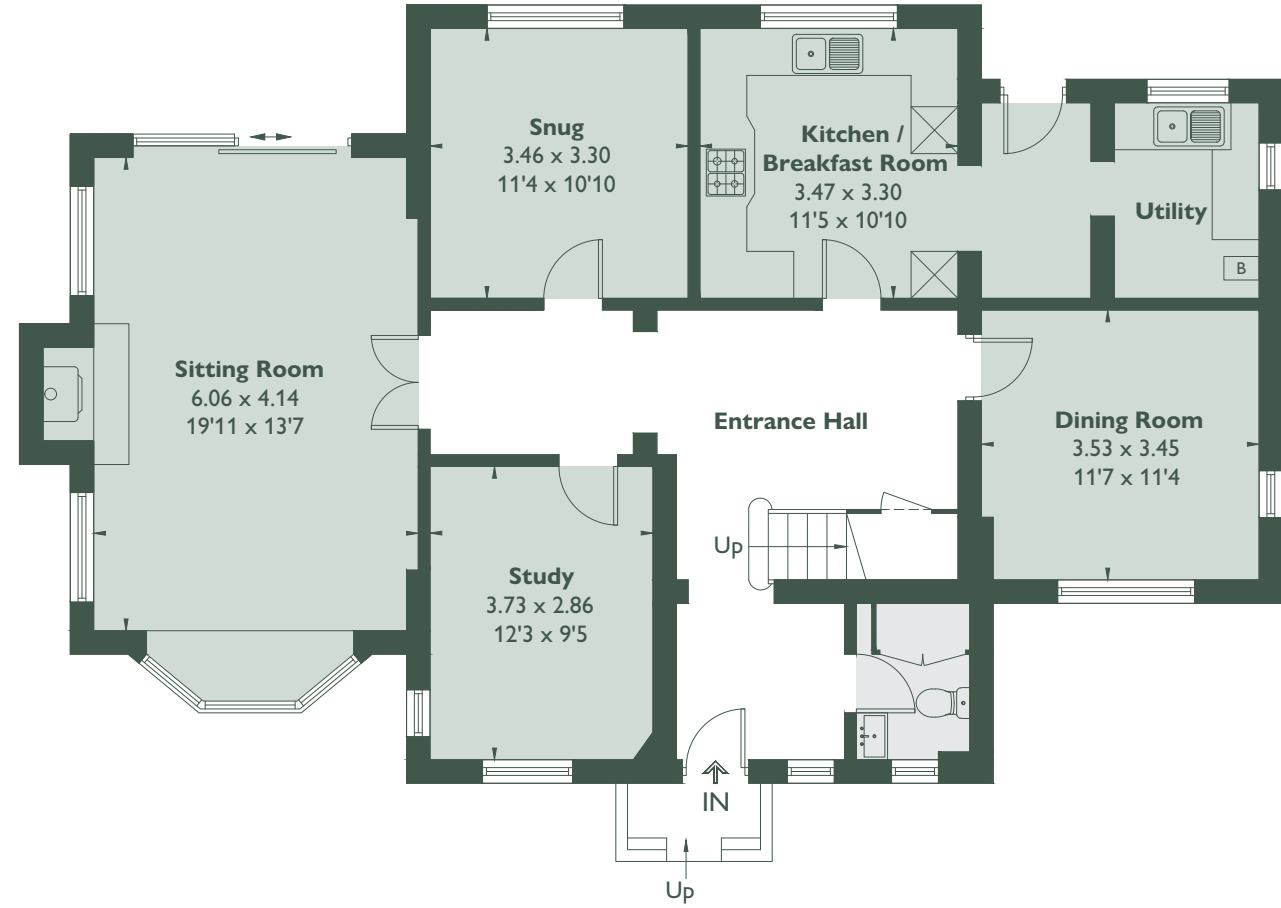
**GARAGE**

368 sq ft (34.2 sq m)

**TOTAL**

2,621 sq ft (243.5 sq m)

Excluding Void & Shed

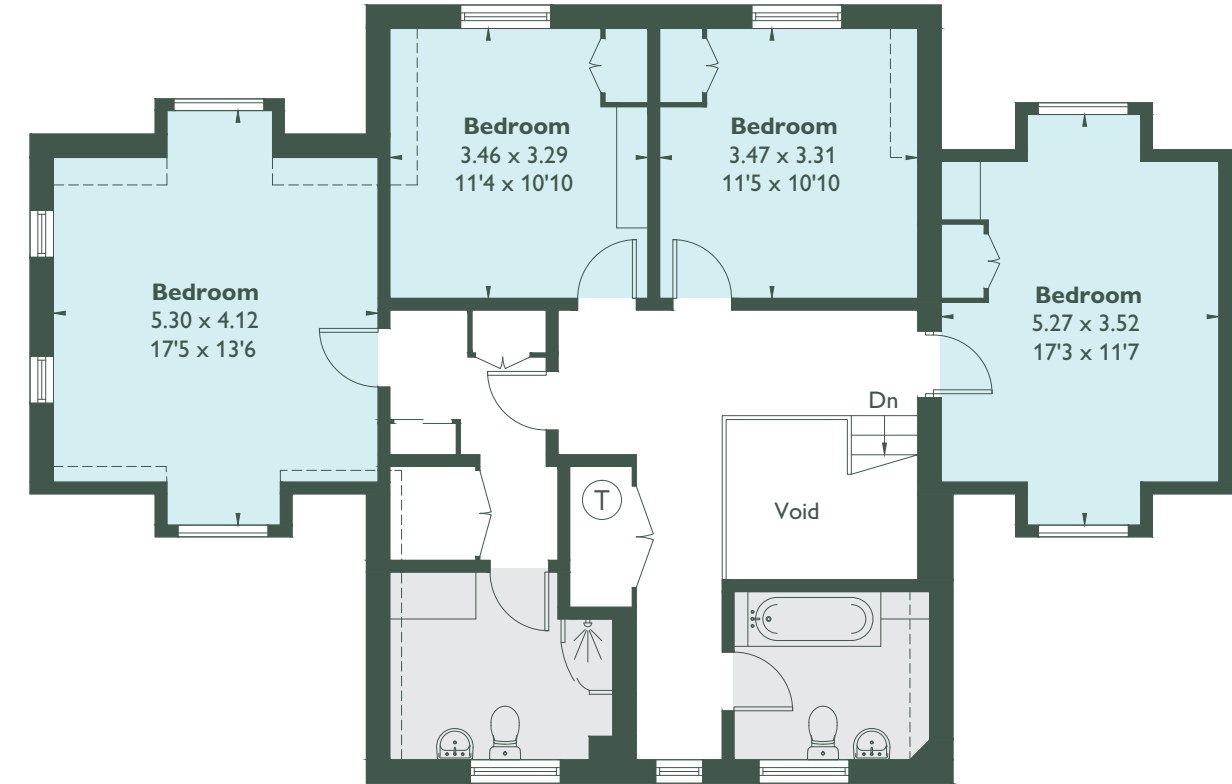


GROUND FLOOR

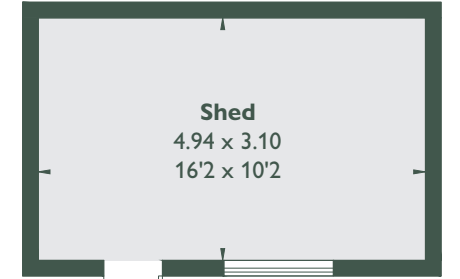


# FLOORPLANS

[ ] = Reduced head height below 1.5m

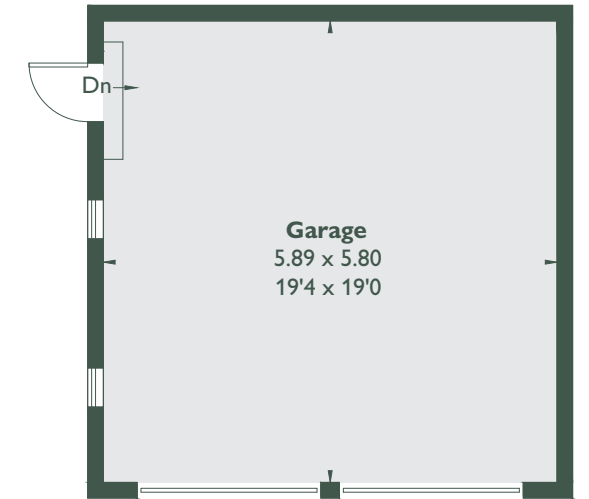


FIRST FLOOR



SHED

Not shown in actual location / orientation



GARAGE

Not shown in actual location / orientation





# FINER DETAILS

## OVERVIEW

- Modern 1988 house in a sublime setting with stunning wraparound views
- Circa 0.45 acre elevated plot within South Downs National Park
- Ideal family home of approximately 2,250 sq ft with excellent layout
- Enormous potential to update and extend (subject to permission)
- Mature, easy to maintain garden
- Master bedroom with dressing room and en suite bathroom
- Three further double bedrooms
- Family bathroom
- Drawing room
- Family room/snug
- Dining room
- Study
- Reception hall
- Kitchen
- Separate utility room
- Guest cloakroom

## ENERGY PERFORMANCE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D		
39-54	E	54   E	
21-38	F		
1-20	G		

## GARDEN & OUTBUILDINGS

- Circa 0.45 acres in total with total privacy
- Mature lawned garden
- Easy to maintain
- Private gravelled drive
- Parking for several cars on the drive
- Garage with loft above
- Garden store

## SERVICES

- Mains electricity and water
- Oil-fired central heating
- Private drainage
- Super fast internet
- Council Tax Band G

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# BRIDGEFIELD HOUSE

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what3words ///crafted.fewer.started



## INGHAM FOX

UNIQUE HOMES

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