

HOME FARM



THE PRIVATE OFFICE : REAL ESTATE
THE BOATHOUSE
MILLBROOK, GUILDFORD, GU1 3XJ



£12,500,000

LURGASHALL



HOME FARM, BLACKDOWN PARK



WELCOME HOME

BECOME THE LORD OF THE MANOR OF LURGASHALL.

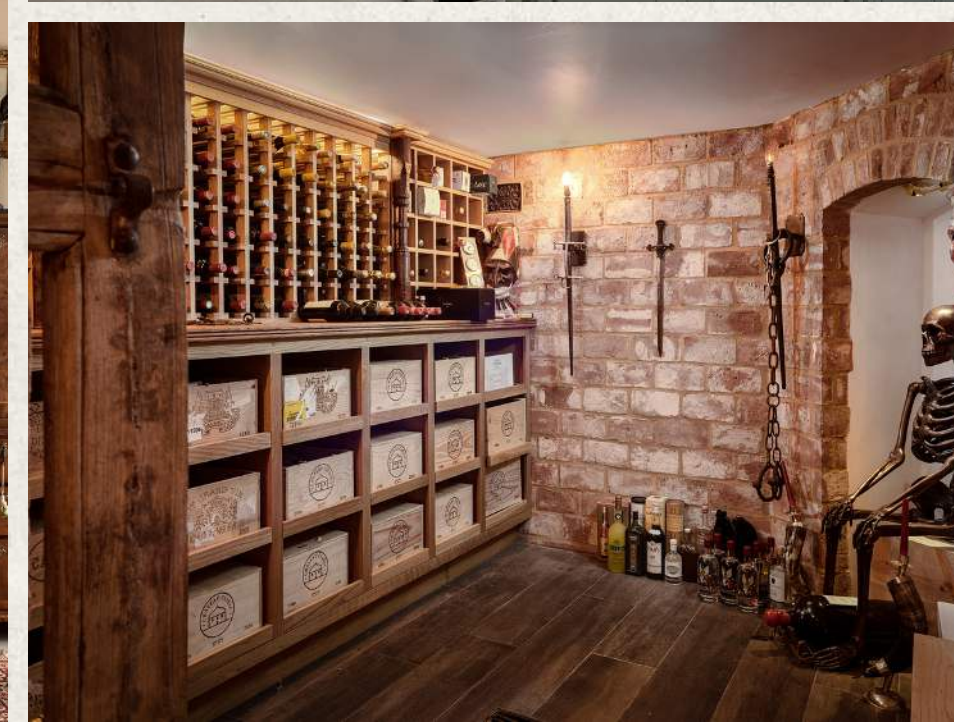
A residence of exceptional calibre, Home Farm is one of the most remarkable country homes available today.

Located in the sought after “Three L’s” of Lurgashall, Lodsworth and Lickfold, this exquisitely renovated estate extends to over 14,000 sqft in total and is offered with the distinguished title of The Lord of the Manor of Lurgashall.

Guide Price £12,500,000



HOME FARM, BLACKDOWN PARK





JETLINER VIEWS



Set within approximately 32 acres of formal gardens, woodland, and pasture and commanding panoramic views across the South Downs, the home offers breathtaking design and world-class amenities.

The main house spans nearly 8,000 sqft, while the Pool House, Estate Office, and various outbuildings - each finished to the highest standards - provide further accommodation and lifestyle spaces.

The home has been entirely rebuilt and renovated by the current owners, offering an immaculate finish and feel throughout.



HOME FARM, BLACKDOWN PARK





COMPOSITION

The main house comprises five principal bedrooms, all with en suites, and benefits from two further guest bedroom spaces.

On the ground floor are five reception rooms, an office, an expansive kitchen space with separate utility and access to the cellar.

The first floor holds four of the bedrooms including the principal suite. The second floor is home to the fifth main bedroom suite, and two further guest bedrooms that share a bathroom.

All the bedrooms feature incredible views, with only the third bedroom facing north with a pleasant wooded outlook.







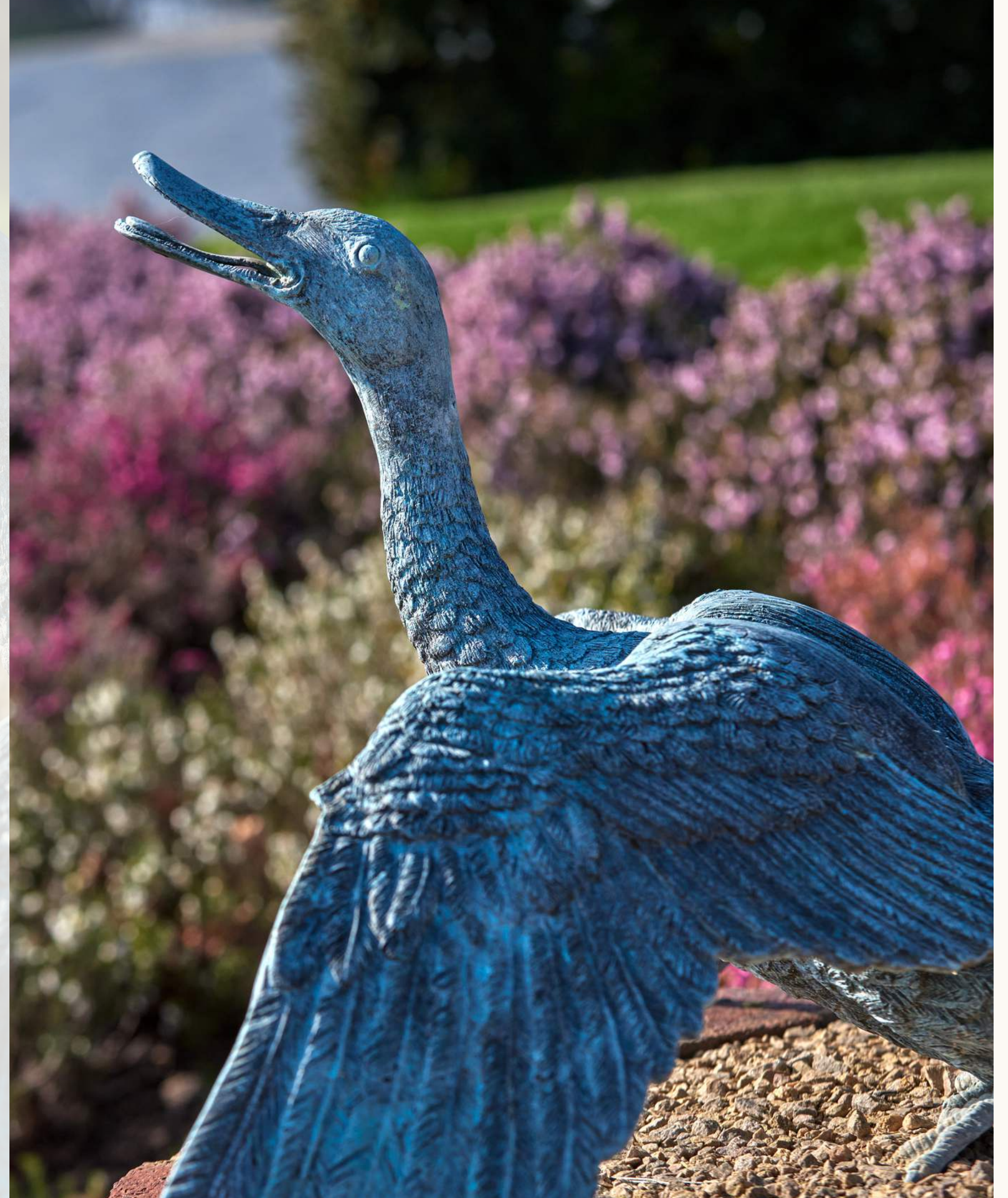
NEARBY LURGASHALL

Nestled within the South Downs National Park, Lurgashall is a quintessential English village that exudes timeless charm and natural beauty.

With a population of just over 600, this serene hamlet is characterised by its historic architecture, including the 1,000-year-old St Laurence Church, and its vibrant community spirit.

The village green serves as the heart of Lurgashall, where traditional cricket matches are played and locals gather at the renowned Noah's Ark Inn, a 16th-century pub steeped in history and rustic allure.

Recognised by Condé Nast Traveller as one of the UK's most beautiful villages, Lurgashall offers a tranquil yet connected lifestyle, with easy access to nearby towns like Petworth and Haslemere.



HOME FARM, BLACKDOWN PARK

BLACKDOWN PARK

With links in the West Sussex record office back to 1534, the Blackdown Park Estate was first recorded to be owned by the Yalden family in 1640.

The original crest for Blackdown Park is now secured as part of the purchase of Home Farm, and can be applied for personal use within the estate.

Alfred Tennyson said of Blackdown;
'The Downs... too much for one pair of eyes, enough to float a whole population in happiness.'



HOME FARM, BLACKDOWN PARK

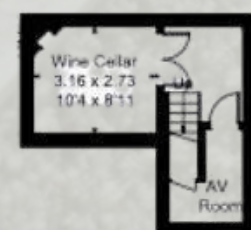


Approximate Area = 723.5 sq m / 7788 sq ft
Outbuildings = 581.8 sq m / 6262 sq ft
Total = 1305.3 sq m / 14050 sq ft
(Including Mezzanine / Garage / Eaves / Excluding Carport)
Including Limited Use Area (73.3 sq m / 789 sq ft)

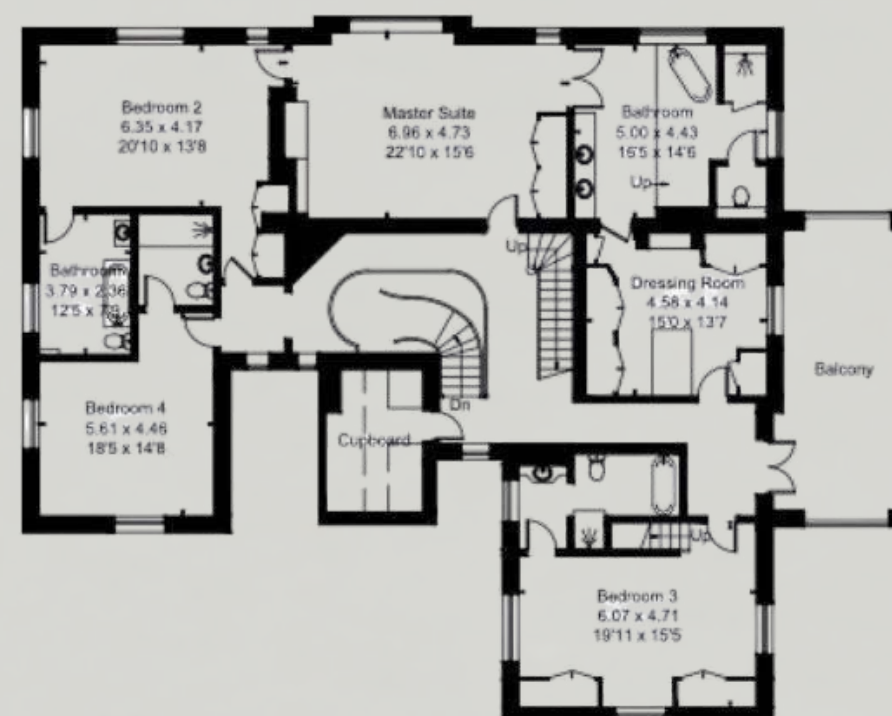
Ground Floor



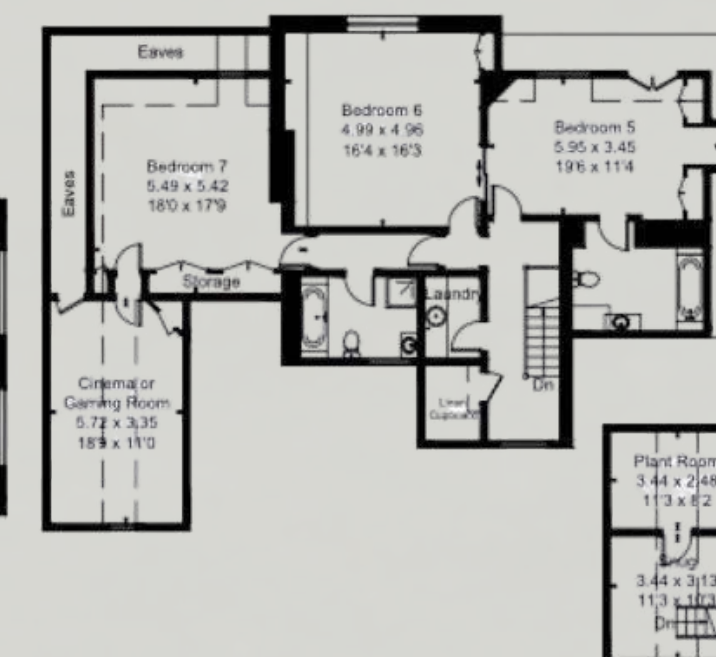
Lower Ground Floor



First Floor

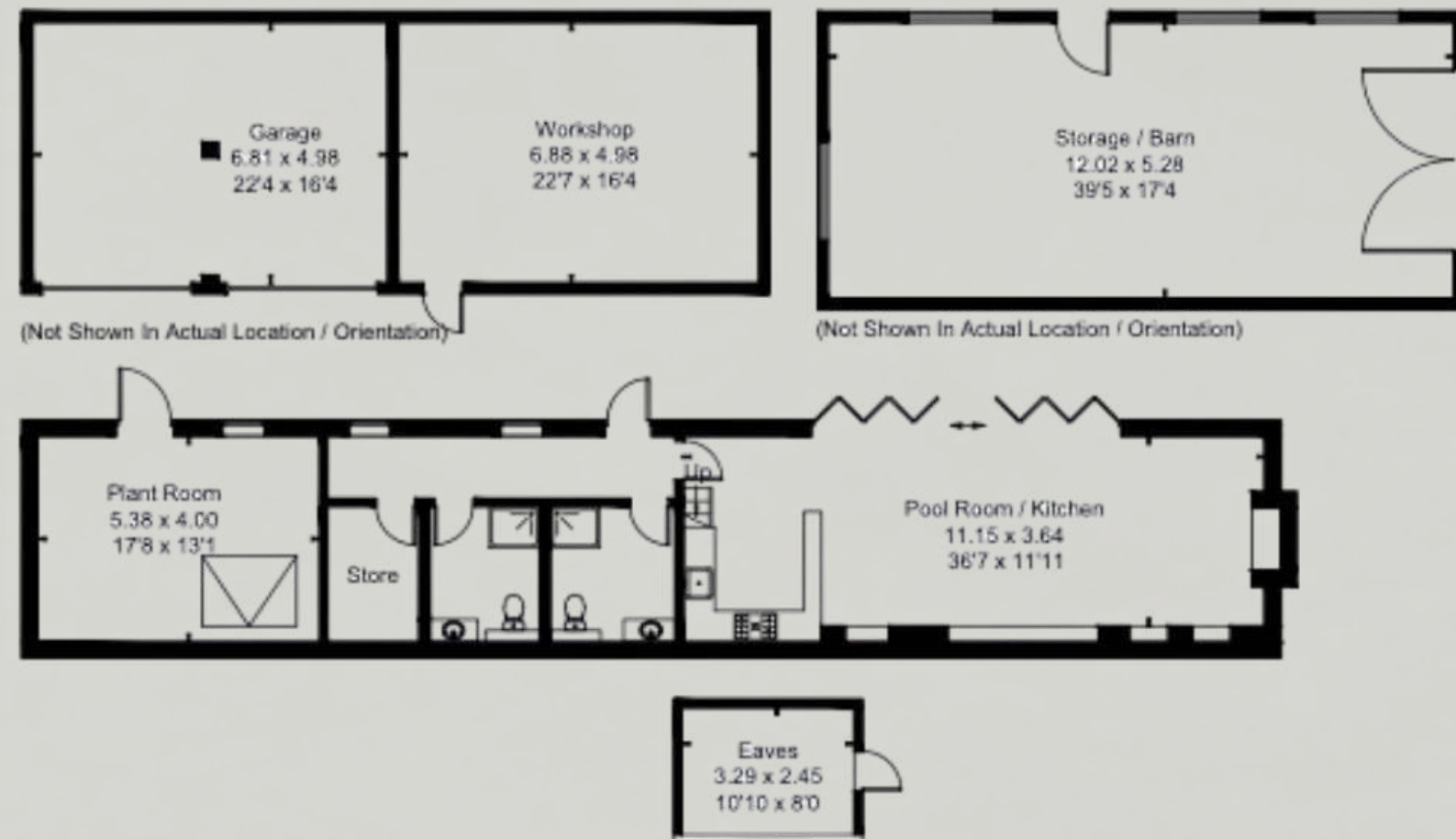
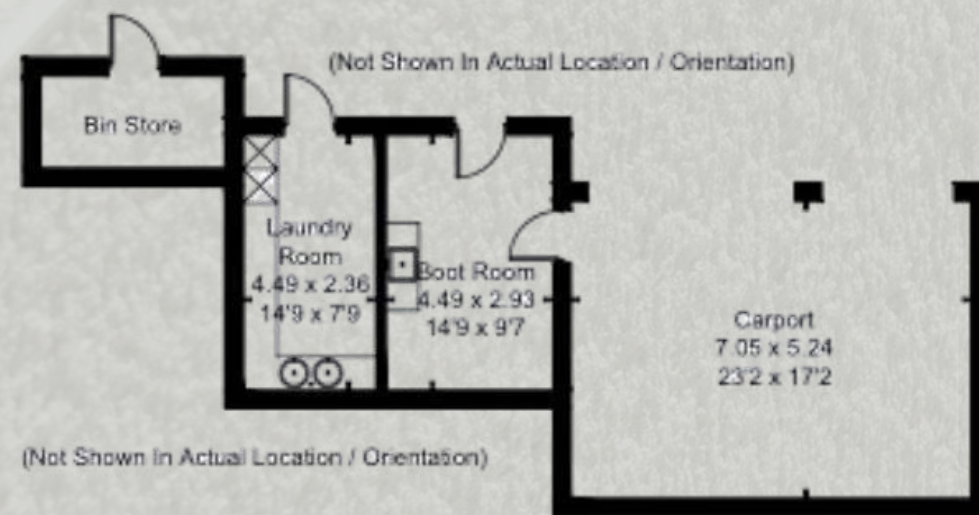


Second Floor



Mezzanine
Above Bedroom 3

Pool Room, Outbuildings and Garages



Workshop, Annex and Estate Office





MATTHEW ADDISON SMITH

“An exceptional home in the South Downs with breathtaking views. This stunning residence exudes quality and boasts outstanding facilities. A rare opportunity for country living at its finest – one of the most remarkable countryside homes available today.”

Matthew has spent his career buying and selling some of the finest properties the market has had to offer, and is proud to have set and held a significant number of sold price records across the Surrey Hills and the South Downs.

Matthew began his career in agency at just 16 years old. Whilst he was born and bred in Surrey, it was the Welsh city of Cardiff that offered Matthew a career in property alongside his university studies.

After a few successful years in Cardiff, post university, Matthew returned home to Surrey and began a record-breaking stint in agency, based in Guildford selling prime properties across Surrey.



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To arrange a viewing or for more
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