



# Buryfield

BURY LODGE LANE | HAMBLEDON | PO7 4SQ

BCM

Wilson | Hill

4 Bedrooms | 2 En Suite Bath/Shower Rooms | Family Bathroom | Entrance Hall | Drawing Room | Dining Room | Study | Kitchen/Breakfast Room | Large Utility Room | Cloakroom | Boiler Room | Double Car Port Garage | Tennis Court | Garden and small Spinney in all about 1.6 Acres (0.65 ha)

Petersfield 10.4 miles, Winchester 16.5 miles, Guildford 36.5 miles, Chichester 20 miles, Southampton 20 miles, Portsmouth 9.8 miles, London 67 miles



### | The Property

A great family home for over 40 years Buryfield has a lovely light interior and southerly aspect with some stunning far reaching views over farmland towards the Isle of Wight in the distance. The house has a fine entrance hall, three good reception rooms and a modern kitchen breakfast room with vaulted ceiling. On a practical country living level there is a large utility/boot room and boiler/drying room.

Upstairs all bedrooms have country views, two bedrooms have en suite bath/shower rooms and a large landing provides a lovely airy feel. The garden and grounds provide a brilliant space for children to free range in or any keen gardener to enjoy. The wide terrace accessed off the kitchen is perfect for spring/summer entertaining and the hard tennis court is much used and enjoyed.





## | Location

The property lies in an unspoilt rural position set back from a narrow country lane with neighbours providing a small community on the southern edge of Hambledon, about 0.5 of a mile from the village centre, which has good facilities including a primary school, shop, pub and village hall. For a more comprehensive range of shopping, sport and leisure facilities including

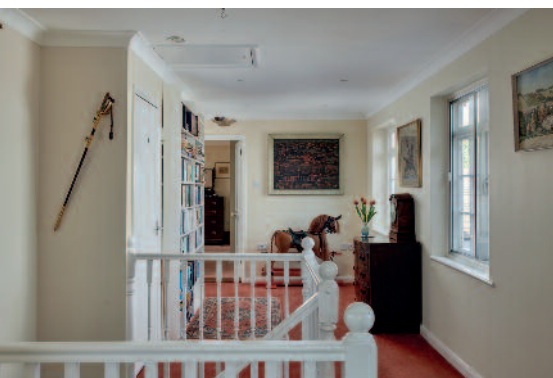


Waitrose, Petersfield has a mainline station with train services to London Waterloo. The larger centres of Winchester, Guildford and Chichester are all within reasonable driving distance. The A3 is only a few minutes' drive to the east and gives easy access to the coast and to the M25 and beyond. The house sits within the South Downs National Park and there are many accessible footpaths available providing great scope for walking or cycling via the network of local lanes. There are plenty of private schooling options in the region including Bedales and Churcher's at Petersfield, Portsmouth Grammar School, Winchester College and St Swithun's at Winchester and Twyford, Boundary Oak and Westbourne House prep schools.

## | Outside

A gravel drive leads up through the garden to a turning and parking area by the front of the house. Most of the garden is to the south and west of the house and a

paved terrace wraps around the back and behind the kitchen. The garden is enclosed by mature hedgerows and areas of lawn extend behind the house and around the tennis court with several herbaceous borders and a small orchard. At the bottom of the garden, there is a small spinney with a treehouse and zip wire. In all about 1.6 acres (0.65 ha).





Approximate Floor Area = 264.5 sq m / 2847 sq ft (Excluding Shed)

## Directions to PO7 4SQ

Follow the A3 south from Petersfield and take the exit signed to Clanfield. Go into Clanfield, past The Rising Sun Inn and 200 yards on turn right into Hambledon Road. Follow the road out of the village for just under 3 miles to the village of Hambledon. Proceed to the centre of the village and just after The George House and before the village shop turn left into Speltham Hill. Follow the road to the top of the hill and you will come to a right hand turning (Bury Lodge Lane). Turn right here and Buryfield will be found after 200 yards on the left.



**Services:** Mains water and electricity, oil fired heating and private cess pit drainage.

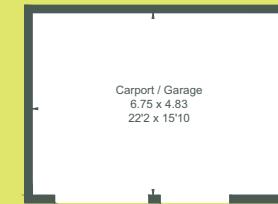
**Local Authority:** Winchester City Council, [www.winchester.gov.uk](http://www.winchester.gov.uk), 01962 840222

**Council Tax:** Band G. **EPC:** D61.

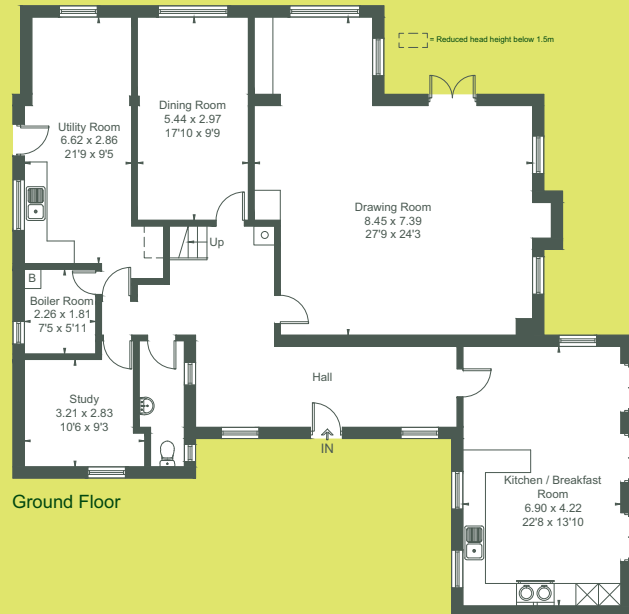
BCM Wilson Hill Ltd have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Plans and maps should be treated as a guide only.

Details and photographs dated April 2024

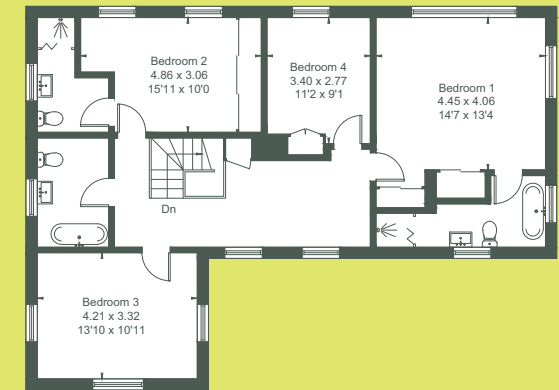
Viewing strictly by appointment.



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

### Agents Note:

- A public footpath crosses the property along a track between the garden and spinney. This track also has a reserved right of access for a neighbouring landowner to access their field.
- Covenants – there is a restrictive covenant preventing use of Buryfield for use as an Amusement Hotel, Tavern, Inn, or Public House and not to sell spiritous or fermented liquors at any time or become a nuisance/annoyance/disturbance which might impact on value of an adjoining neighbouring property.

- A copy of the Land Registry Office entry can be provided on request, or more detail via the seller's solicitors at the pre-contract enquiry process.
- We understand brick construction from 1970s with later brick extensions, last in 2020.
- Broadband – good.
- Mobile phone – We understand is good.
- Postal address: Buryfield, Bury Lodge Lane, Hambledon, Waterlooville, PO7 4SQ.

