

Bury Lodge, Hambledon, Hampshire







A magnificent Grade II listed Regency country house, that has been fully restored externally and has internally been prepared for a personal internal design concept, set in an elevated parkland position of 50 acres.

Summary of accommodation

Main House (proposed layout)

Entrance hall | Drawing room | Dining room | Family room | Study
Kitchen | Breakfast room | Two cloakrooms | Boot room | Pantry
office | Staff flat with bedroom, bathroom and kitchen | Cellars

Principal bedroom suite with dressing room | Six further bedroom
suites | Two further bedrooms | Family bathroom | Study | Laundry
room

Two attic rooms on the second floor

Coach House (fully renovated)

Kitchen/dining room | Sitting room | Principal bedroom with en suite
bathroom | Three further bedrooms | Shower room

Outside

Formal Lawns | Garages | Outbuildings | Extensive parkland
Woodland

In all about 50 acres (20.23 ha)

Distances

Petersfield 10 miles (London Waterloo 65 mins)

Portsmouth 12 miles, Winchester 15 miles

(London Waterloo from 57 minutes)

(Mileages and times approximate)

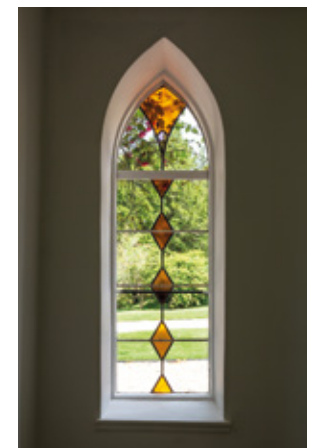


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Situation

Bury Lodge is a handsome Grade II listed Regency country house built in the early 1800's, originally being a hunting lodge belonging to the Duke of Albemarle. Built in 1800, the original house was demolished and re-built in its current location and completed in 1808. It was requisitioned by the Royal Artillery during the Second World War and it was from here that King George VI inspected the troops prior to D-Day. Gothic by design, faced with ornate flint walls and a slate roof with wraparound veranda supported by round flint columns. Situated in the middle of its own mature parkland of about 50 acres and approached on a rising driveway, there are far reaching rural views. The parkland provides a private and picturesque setting, nestled in the southern corner of the South Downs National Park.







Hall



Study



Dining room



Drawing room



Location

Bury Lodge sits on the edge of the popular village of Hambledon, surrounded by the countryside of the South Downs National Park. Hambledon, is famed as the 'cradle of cricket' due to its important role in the history of the sport and also boasts a renowned vineyard. There are a good range of local amenities including a public house, village shop, primary school and church, all within easy walking distance of the house. Nearby Petersfield is a very popular market town with good local amenities and a mainline railway station to Clapham Junction and London Waterloo.

The Main House

The current owners have completed a substantial renovation of the fabric of the main house which includes a complete roof and window overhaul throughout, a restored wrap around veranda, well house and outbuildings.

The floor plans in this brochure are the proposed layout for which the current owners have listed building permission. There are a wealth of period features that have been maintained and repaired.

Of particular note is the main entrance porch which is flanked by octagonal buttresses containing a pointed archway with two doorways, set at an angle to each other. The main reception hall has a full height vaulted ceiling and a minstrel's gallery. From the hallway you are lead through to the main drawing room and dining room, with the former having a curved wall. Both rooms have parquet flooring, open fireplaces, doors onto the veranda and views across the parkland. Beyond the dining room is the proposed breakfast room and then the kitchen, which will be light and spacious.

On the first floor the principal bedroom will have an extensive dressing room space and a large en suite bathroom. There will be six further bedroom suites, an additional two bedrooms and a family bathroom. In the west facing curved room with bay window the plan is to use that as a study, as the views are impressive over the parkland and beyond. Also included there will be a useful large laundry room.

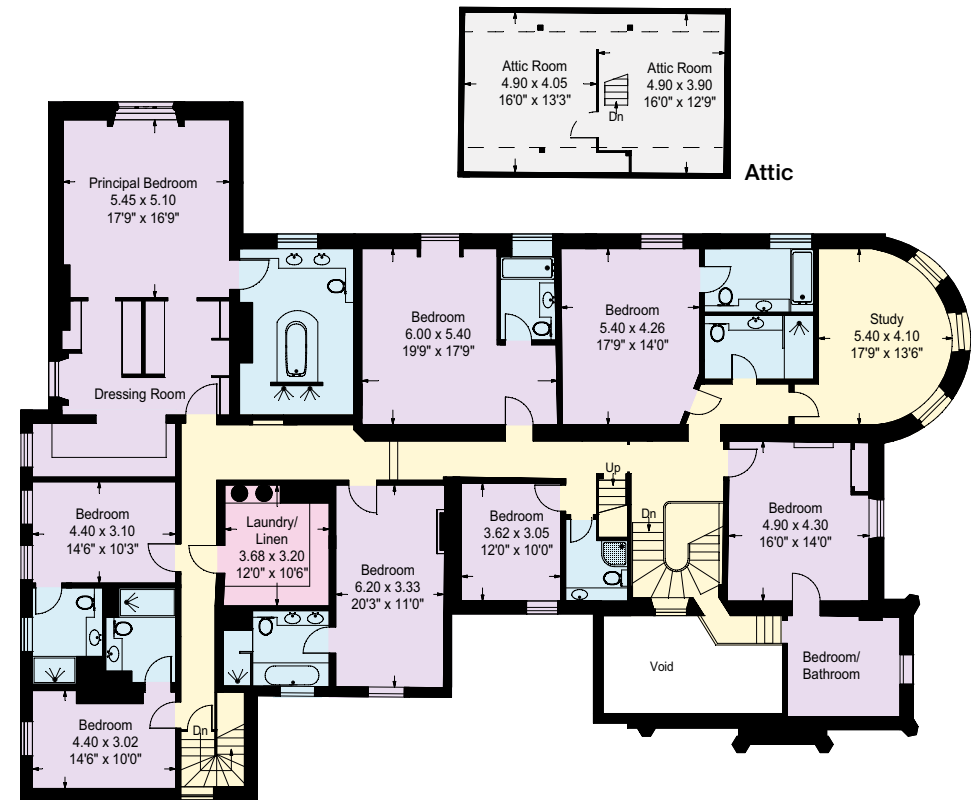
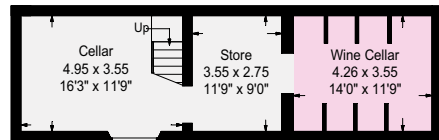
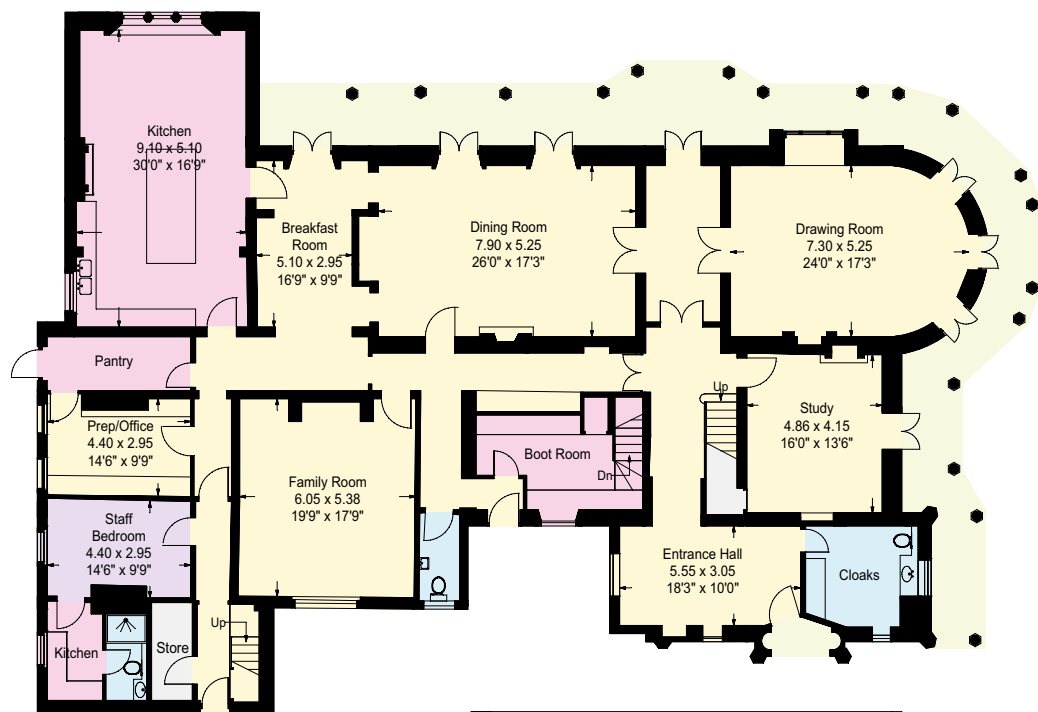
There are two further attic rooms on the second floor.

Approximate Gross Internal Floor Area

Total: 834 sq m or 8977 sq ft (Excluding Void)

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.

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



First Floor





The Coach House



The Coach House



The Coach House



Outbuilding

The Coach House

Across the drive from the house is the Coach House, which is a superb four bedroom cottage and has been fully renovated encompassing a modern fully fitted kitchen, sitting room, three double bedrooms one of which is en suite, a single bedroom and two further bathrooms.



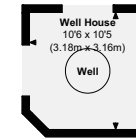
The Coach House



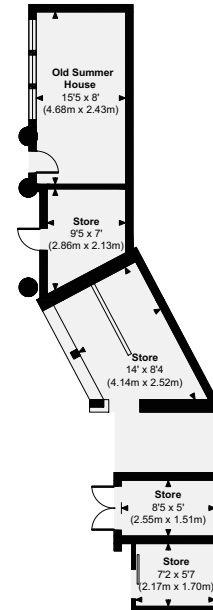
The Coach House

Approximate Gross Internal Floor Area
 Coach House = 1712 Sq Ft / 159.08 Sq M
 Garages = 568 Sq Ft / 52.80 Sq M
 Outbuilding = 442 Sq Ft / 41.00 Sq M
 Well House = 107 Sq Ft / 9.91 Sq M

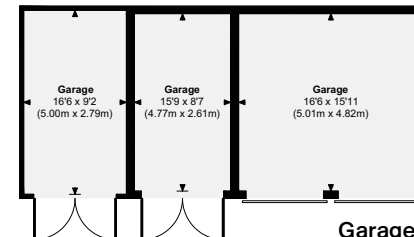
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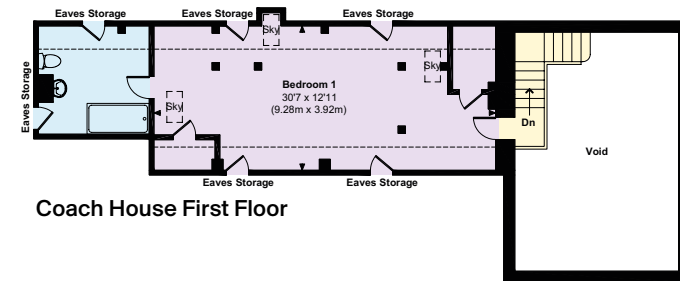
Well House



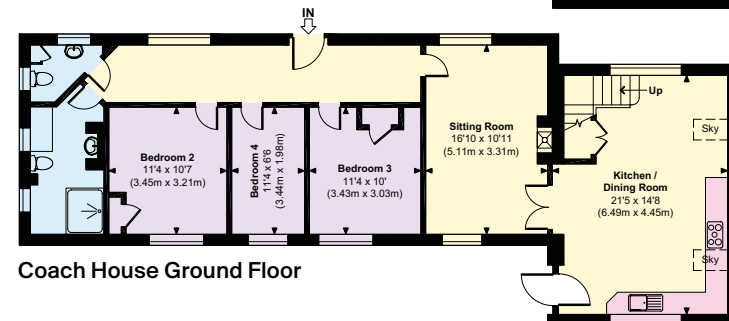
Outbuilding



Garages



Coach House First Floor



Coach House Ground Floor



Outside

The property is accessed from a single-track lane, with the gravel driveway sweeping through the parkland up to the house. There are formal lawns surrounding the house, which on the southern elevation are accessed from the veranda and many of the main reception rooms in the house. Steps from the southern lawn lead up to a further raised lawn area which wraps around the back of the house and down to the Coach House. Outbuildings include a former brick and flint store which is used for general storage, a new oil tank and future boiler room and a log store. There are also three garages and a garden store. There is an attractive former well house which has been substantially overhauled and still retains the original workings.

Services

Mains water, electricity and drainage.





Directions (Postcode PO7 4QL)

From Winchester, take the Morestead Road. Proceed along this road until the end and turn left at the T-junction with the B3035. At the roundabout in Corhampton, turn right onto the A32, heading south. Take the second turning on the left, opposite a fuel station, signposted to Hambledon on the B2150. Continue on this road until reaching Hambledon. Proceed through the village, passing the turning to West Street on your left. After passing The Old Forge Tea Room on your right, turn left into Bury Lodge Lane. Proceed up the lane and the driveway is the first turning on the right.

What3words: ///command.strongly.conjured

Viewings

By appointment with the selling agents.

Property information

Tenure: Freehold with vacant possession

Local Authority: Winchester City Council: 01962 840222

EPC Rating: Coach House - D

Guide Price: £3,950,000

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.

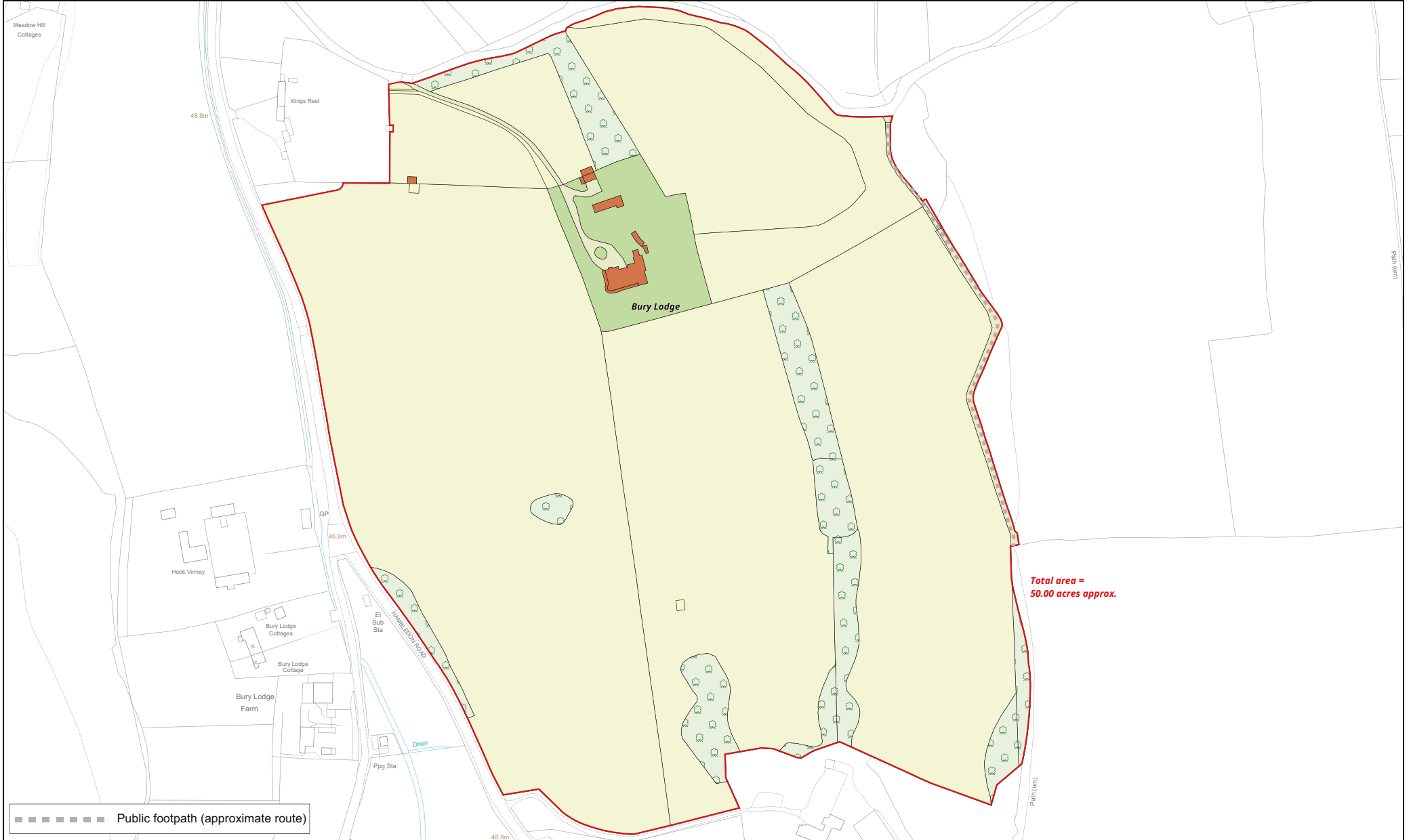
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Particulars dated August 2024. Photographs and videos dated July 2024.

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Bury Lodge



Public footpath (approximate route)

Total area = 50.00 acres approx.

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Date: 26-07:24	Drawn By: CW	Scale: 1:2300 @ A3	Plan Ref: 19112
Title			Bury Lodge

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