

Burhunt Farm, Selborne, Hampshire





A group of Grade II listed buildings, comprising a farmhouse and converted barn and stables, set in the **tranquil and beautiful countryside** of East Hampshire, within the South Downs National Park.

Summary of accommodation

Main House

Drawing room | Study/sitting room | Library | Kitchen/dining room | Utility room

Two cloakrooms | Cellar | Attached garden stores

Principal bedroom with en suite bathroom and walk-in wardrobe | Guest bedroom with en suite bathroom | Six further bedrooms | Family bathroom

Barn and Stables

Entrance hall | Kitchen/dining room | Sitting room | Games/events room

Three cloakrooms | Utility room | Pantry | Attached pool changing room and plant room

Garage | Kennel

Principal bedroom with en suite bath/shower room | Two further bedrooms | Bathroom

Hop Kiln

Former hop kiln with planning to be converted into a three bedroom annexe

Swimming pool within courtyard | Granary | Gardens and grounds

In all about 4.21 acres

Distances

Selborne 1.1 miles, Alton 6.3 miles (London Waterloo from 67 minutes)

Liphook 6.7 miles (London Waterloo from 65 minutes), Petersfield 8.8 miles

(All distances and times are approximate)



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Main House

The Grade II listed main house, dating from the early 19th century, is built of local Malmstone (or Clunch), brick and a tile roof. It provides spacious accommodation with well-proportioned, light rooms ideal for family living and entertaining. A double-sized drawing room with a beautiful open fire and French doors to the terrace.

The heart of the home is an open-plan kitchen/dining area which has two sets of French doors onto the west-facing stone terrace, ideal for entertaining. The remainder of the ground floor is made up of a library, study, utility room and two cloakrooms.

Upstairs, the principal bedroom enjoys south and west-facing views and has an en suite bathroom. There is also a large guest bedroom with an en suite bathroom. There are six further bedrooms and a family bathroom.



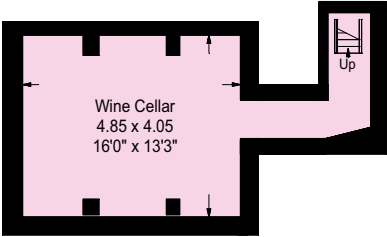
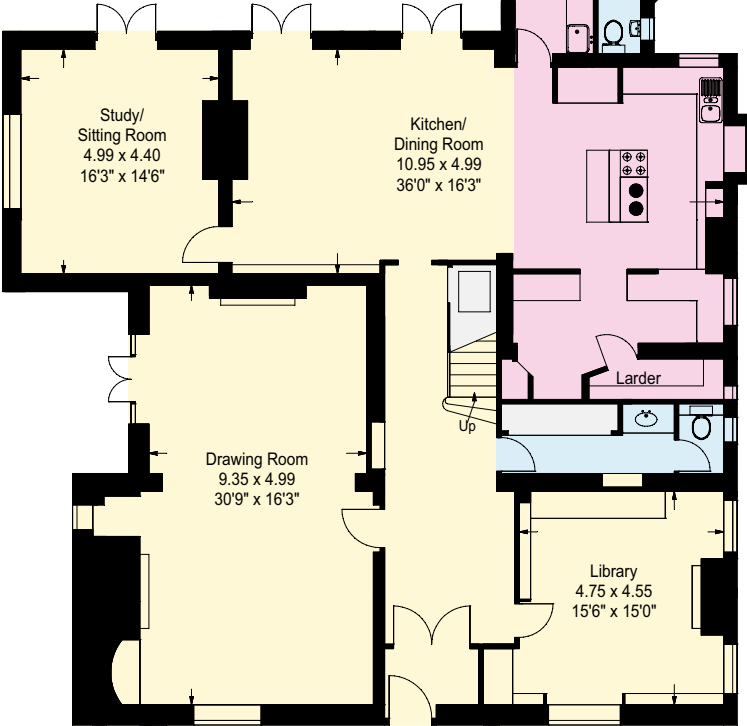
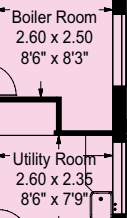
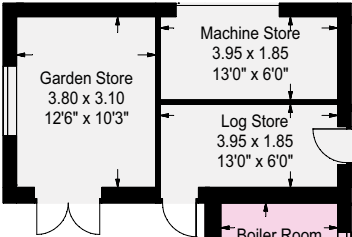
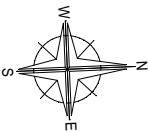




Approximate Gross Internal Floor Area
House: 487 sq m or 5242 sq ft
(Inc Cellar)

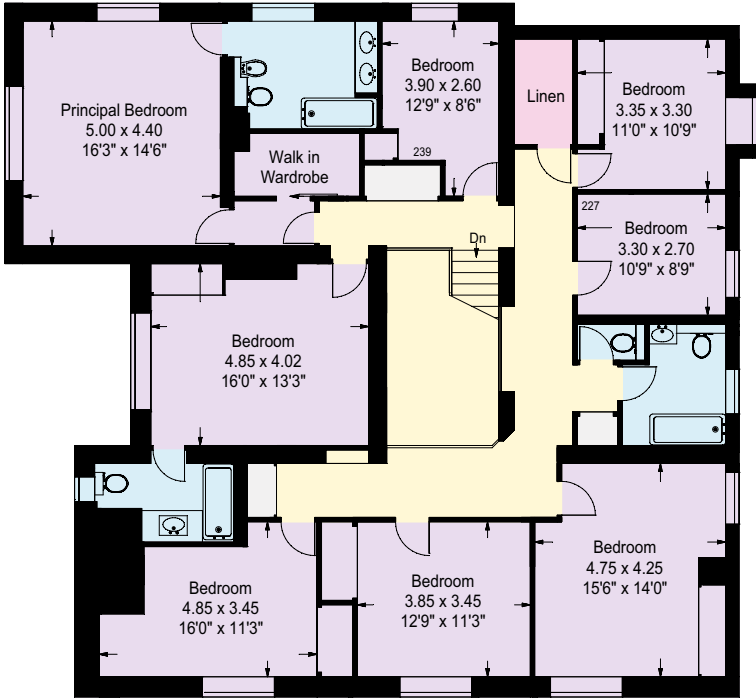
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

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



Cellar

Ground Floor



First Floor

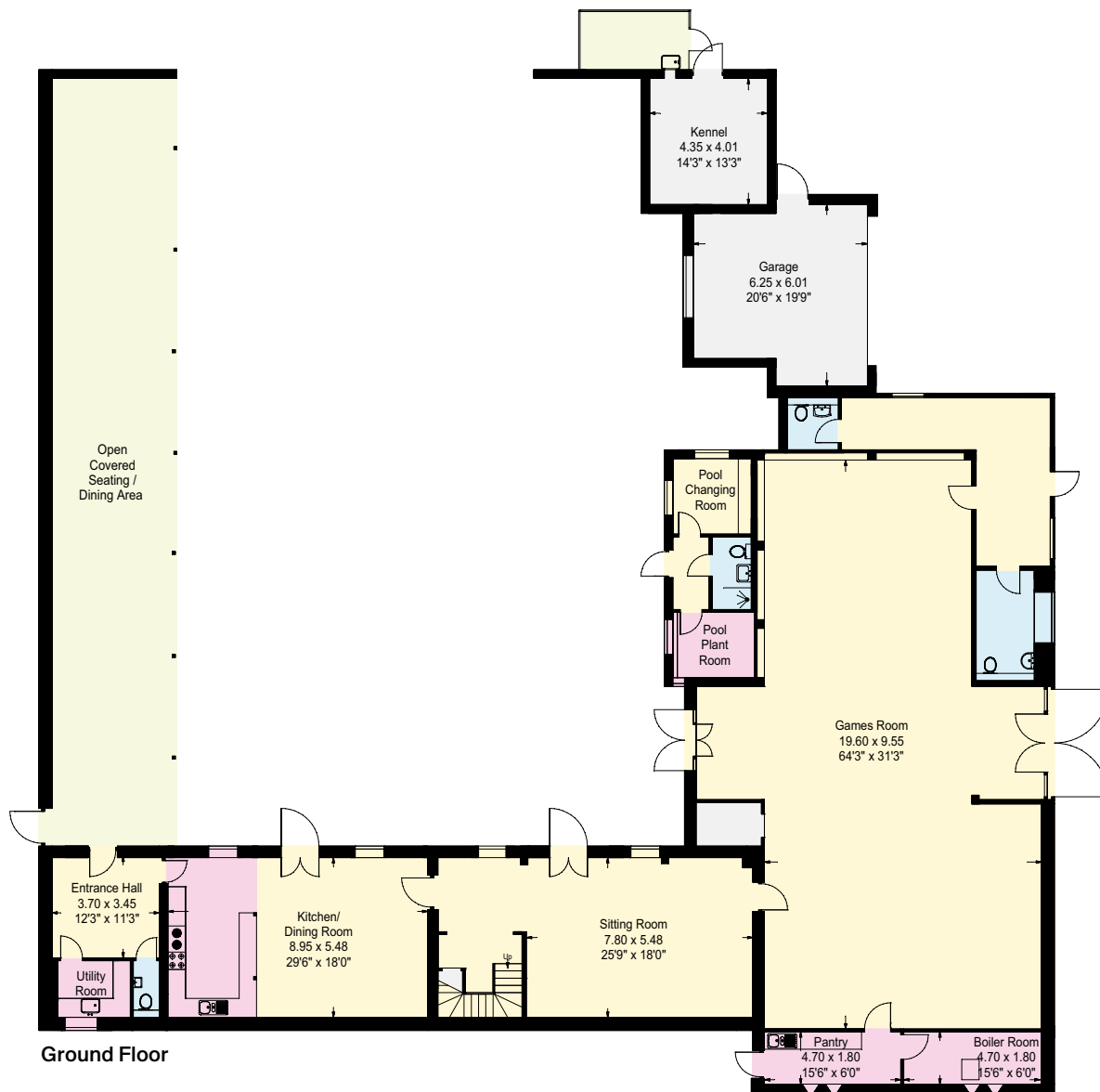




Barn and Stables

The 16th century barn and 19th century stables have been converted to a high standard with flair and imagination and arranged around three sides of a south-facing garden with the swimming pool at its centre. The barn has retained a wealth of original features such as exposed beams and its space makes it ideal for parties and other events. There are two cloakrooms and a kitchen. The connected three bedroom annexe is ideal for visitors or extended family.

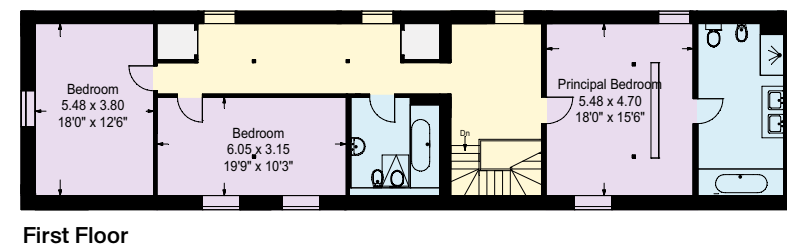




Approximate Gross Internal Floor Area
House: 532 sq m or 5727 sq ft
(Excluding Garage, Kennel & Open store)
Garage & Kennel: 52 sq m or 560 sq ft

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







Hop Kiln

Beside the courtyard is a former hop kiln with planning permission to convert to a 3 bedroom annexe. Details on the East Hampshire District Council planning portal (Ref: SDNP/52321).

Gardens and grounds

Burhunt is approached via a gravelled drive leading to a spacious parking and turning space. The garden is mainly laid to lawn interspersed with specimen trees, shrubs, well stocked borders and within the grounds are a granary and greenhouse. From the kitchen is access to a south and west-facing terrace .

Situation

Burhunt Farm occupies an attractive rural situation off a quiet country lane just over a mile from the pretty village of Selborne. Entirely secluded, the property enjoys beautiful rural and woodland views to the north. The property also lies within the South Downs National Park with the protection that implies.





The nearby village of Selborne is well-known for its association with the 18th century naturalist, Gilbert White, whose house in the village is open to the public, and also for its proximity to Jane Austen's house in the neighbouring village of Chawton. There is a pub, church, café and other shops in Selborne for daily needs, whilst the larger towns of Petersfield, Alton or Liphook offer a broader selection. For the full range of High Street shopping and other amenities, Basingstoke or Portsmouth are within easy reach.

Communications are good as the A3 trunk route between London and Portsmouth is only 3 miles away whilst mainline train services at Petersfield or Alton provide a fast and frequent service into London in just over one hour.

The area benefits from a good choice of schools including Highfield, Churchers College, Dunannie and Bedales; St Swithuns and Winchester College amongst others.

Recreational opportunities include golf at a number of clubs within easy reach, sport and leisure centres at nearby Alton and Petersfield whilst the surrounding countryside offers ample choice for walking and riding.

Services

Mains water, electricity. Oil fired central heating. Private drainage.

Property information

Location: what3words.com/awakening.mills.fraction

Postcode: GU34 3LP

Tenure: Available freehold

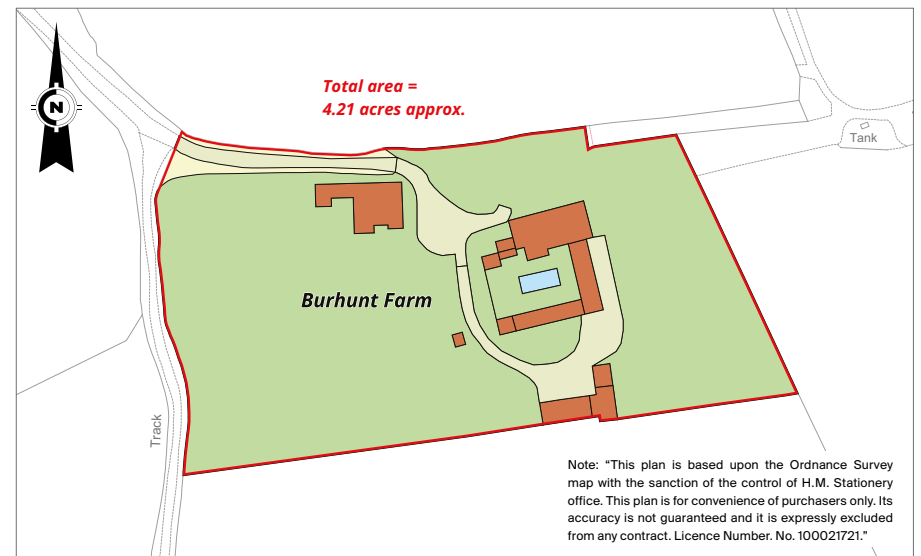
Local Authority: East Hampshire District Council

Council Tax: Main House – Band H, Annexe – Band C

EPC Rating: Main House – D

Annexe – D

Guide Price: £4,850,000



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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