



Upper Bordean House  
Upper Bordean, Petersfield, Hampshire

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A classical Grade II listed country house set in an **elevated position** overlooking its own land and with the benefit of a two bedroom annexe.

## Summary of accommodation

**Ground Floor:** Entrance hall | Drawing room | Conservatory | Dining room | Sitting room | Study | Kitchen and butler's pantry | Breakfast room | Laundry room  
Boot room | Larder | Cloakroom | Wine cellar | Cellar

**First Floor:** Principal bedroom with adjoining bathroom | Dressing room | Two guest bedroom suites | Three further bedrooms | Shower room | Cloakroom

**Second Floor:** Bedroom and dressing room

## Stable Cottage

Entrance hall | Kitchen/breakfast room | Sitting room | Two bedrooms | Family bathroom

## Outside

Formal gardens | All weather tennis court | Pasture and paddocks

**Courtyard comprising:** Store room | Log store | Dog kennel | Two stables/stores | Garage | Three further garages

In all approximately 12.12 acres

## Distances

Petersfield 4.6 miles (London Waterloo from 60 minutes), Alresford 10 miles, Alton 11.3 miles (London Waterloo from 67 minutes), Winchester 14.8 miles

Southampton Airport 33 miles, London Heathrow 49 miles, London Gatwick 51 miles

(All distances and times are approximate)



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## Situation

Upper Bordean House is situated in an excellent elevated position in the South Downs National Park to the West of Petersfield. It overlooks open countryside with many fine walks and riding in the immediate area, and is well located for the Georgian market town of Alresford, as well as Petersfield and the cathedral city of Winchester.

Communications to London are close with the A3 at Petersfield (3.7 miles) and railway links to London available from Alton, Petersfield and Winchester.

There are a large number of state and private schools in the area, including Froxfield Church of England Infants School, primary schools at Langrish, Steep and Selbourne, The Petersfield School, Bedales, Churcher's College, Highfield School in Liphook and Alton Convent in nearby Alton. Winchester has Princes' Mead, St Swithun's School for Girls, Winchester College, the Pilgrims School, and nearby Twyford School.

The countryside in the area provides a range of opportunities, with nearby golf courses including Liphook Golf Club, Royal Winchester Golf Club and Old Thorns Golf Club. There are wonderful walking and riding routes in the immediate proximity, and fishing is available on the well-known rivers of the Itchen and the Test. The beaches of the south coast at Chichester are within easy driving distance, with sailing on the south coast, the Solent and the Hamble. The nearby Goodwood Motor Circuit hosts world famous events such as the Goodwood Revival and the Festival of Speed, and the Chichester Festival Theatre produces a wide range of theatrical productions.







## Upper Borden House

This is a rare opportunity to acquire an exceptional house, which the current owners have been living in for the last 32 years, and has been a much loved family house. The house is Grade II listed dating from the late 18th century with its classical symmetrical north west front of two storeys with a brick porch with parapet. There are also substantial additions in the early 1900s. The property is constructed of brick walls of Flemish bond under a tile roof. There are lovely sash windows creating excellent light to the rooms, as well as giving views of the gardens and grounds.







The house is approached by a long drive, leading past the annexe, rising to a sweeping circular parking area with a circular lawned area with an ornate water feature. There is a wealth of period features throughout the house and the well proportioned accommodation is arranged over three floors and can be seen on the floor plans.



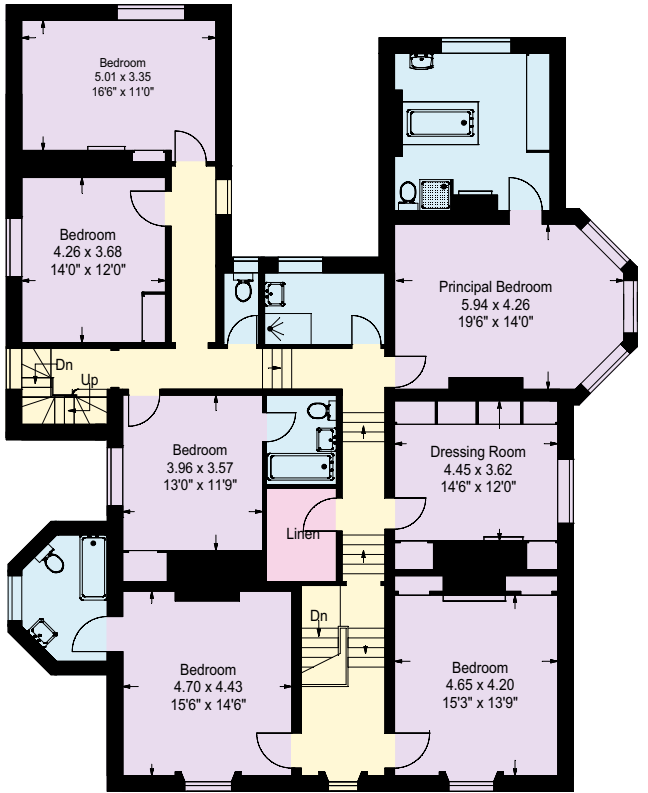
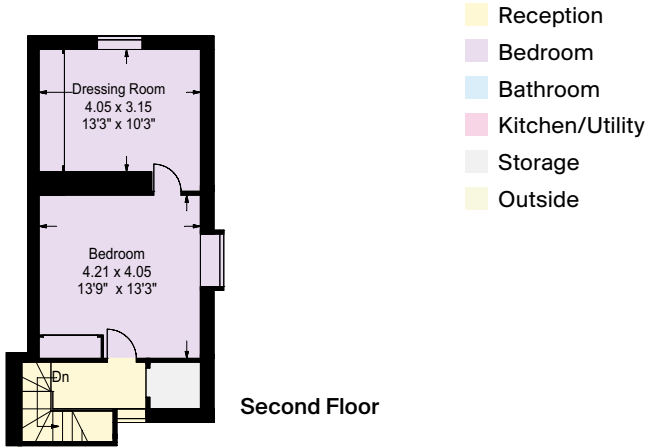
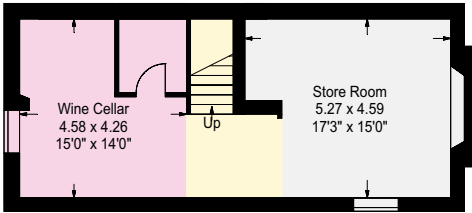
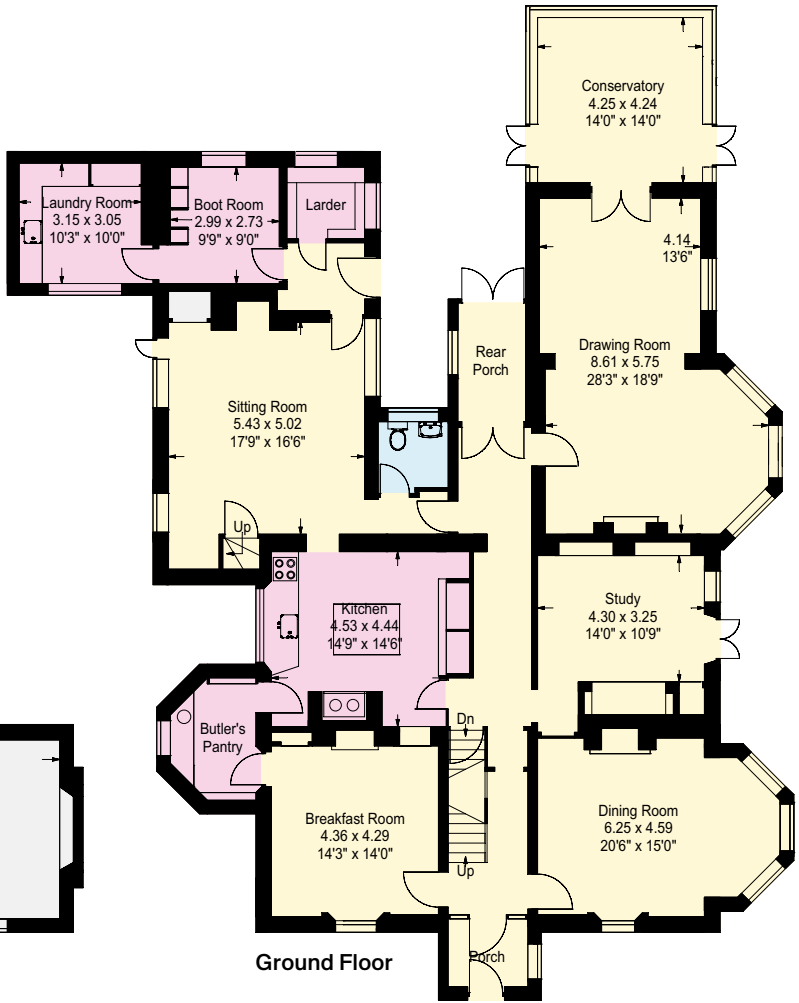




# Upper Bordean House

Approximate Gross Internal Floor Area  
602 sq m or 6480 sq ft

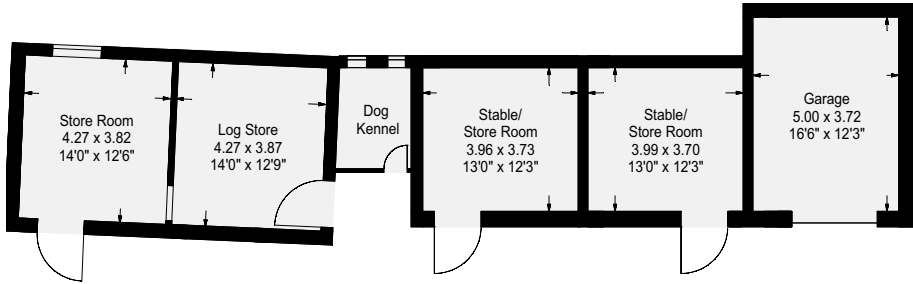
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.





Stable Cottage & outbuildings

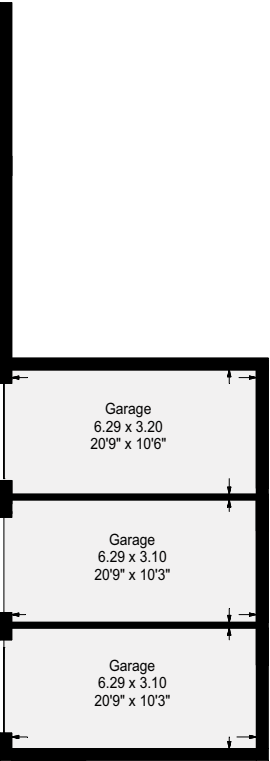
Situated to the southwest of the house, with a separate access from the main drive, is the courtyard of outbuildings, constructed of brick and flint with a tile roof, and comprise a collection of stores, stables and garages. There is also the very useful recently renovated two bedroom stable cottage, ideal for family or staff use.



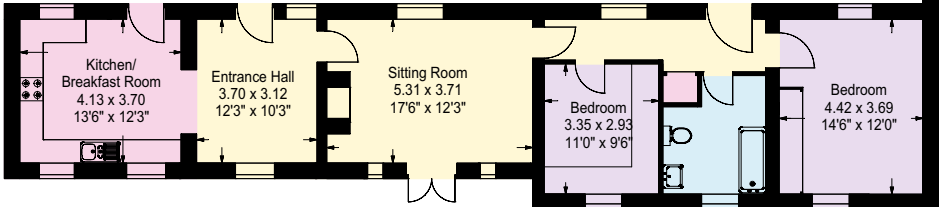
Stable Cottage & outbuildings

Approximate Gross Internal Floor Area  
Stable Cottage: 99 sq m or 1066 sq ft  
Garages & Stores: 151 sq m or 1625 sq ft

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Stable Cottage



Stable Cottage

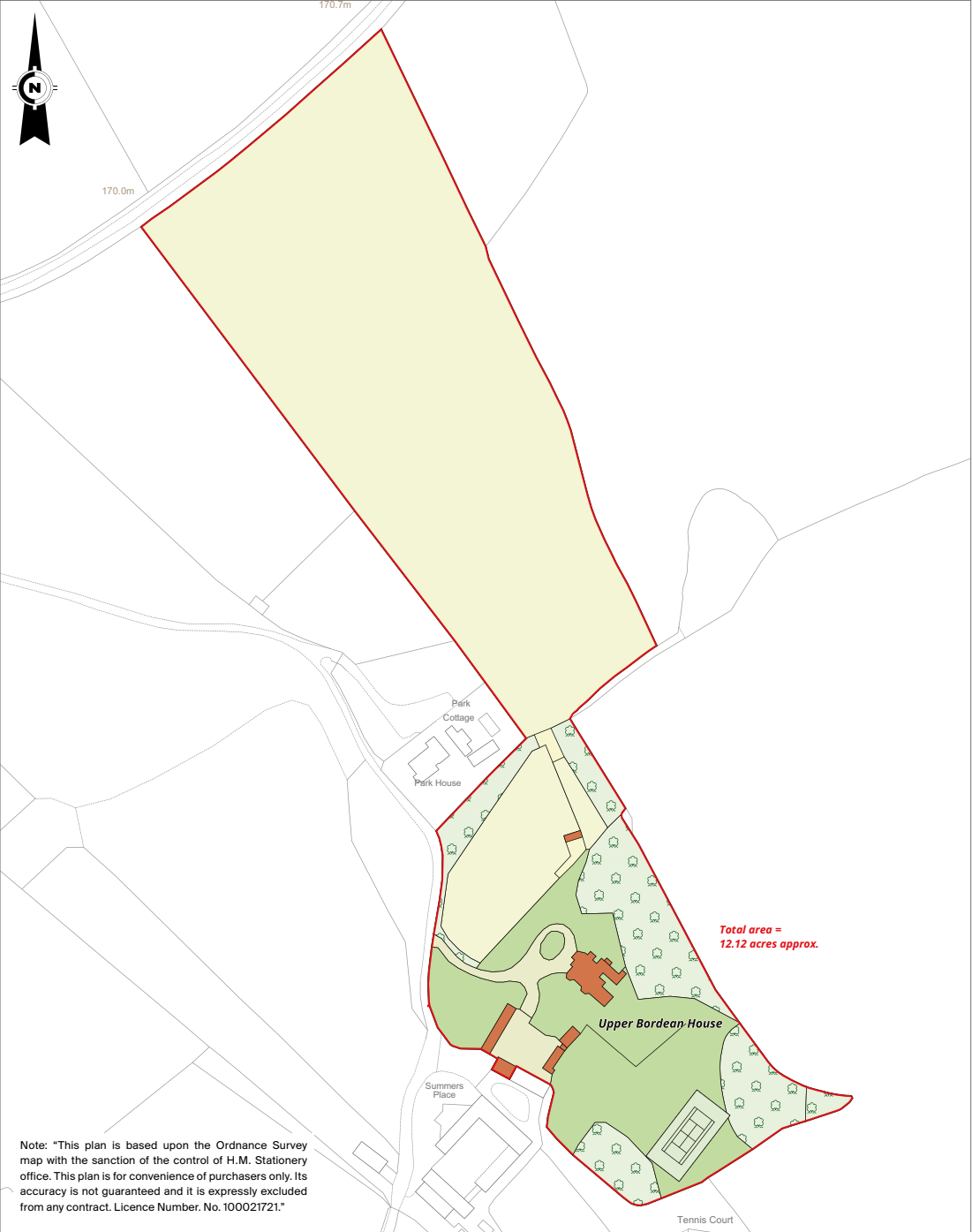




### Garden and grounds

The garden and grounds are one of the features of the property and create a stunning backdrop. They are mainly lawned with a variety of well stocked herbaceous borders and mature trees. There is a hard tennis court.

To the front of the house and beyond the driveway are well established post and railed paddocks, which are ideal for horses, as there is a shelter in the paddock below the house.



### Directions

Postcode: GU32 1ET

What3words: ///strutting.nearly.caring

### Services

Mains electricity and water, oil central heating and private drainage.

The annexe has its own heating and hot water system.

### Fixtures and Fittings

All curtains, pelmets, poles, blinds, light fittings, garden ornaments and garden statuary are excluded from the sale, but may be available by separate negotiation.

### Viewings

Strictly by appointment with the selling agent, Knight Frank.

### Property information

**Tenure:** Freehold with vacant possession upon completion

**Local Authority:** East Hampshire District Council: 01730 266551

**Council Tax:** Band H

**EPC Ratings:** House: E & Annexe: D

**Guide Price:** £4,950,000

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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