



Cadlington Hall  
Blendworth Lane | Horndean | Hampshire | PO8 0AA

FINE & COUNTRY

# CADLINGTON HALL

*An Imposing Character Home Built Circa 1829  
Formerly Part of an Impressive Georgian Mansion  
'Park Like' Grounds Extending Approx ½ Acre  
Magnificent Reception with Striking Staircase*



Cadlington Hall forms the primary and most imposing part of the former large mansion on the Cadlington House Estate, it is a fine example of a handsome Grade II listed Georgian home understood to have been built in 1829 by Sir William Knighton. It is located in an attractive hamlet within the Blendworth Conservation area and less than ½ mile from the South Downs National Park, with the village of Horndean and local amenities nearby. We understand from formal records that Cadlington House dates from the early 19th Century with planning granted into 2008 to convert the former house into three substantial wings, Cadlington Hall being the more prominent, with a number of character features that can still be seen, with high ceilings, tall sash style windows (some with shutters), wooden and flagstone flooring, period style fire surrounds and a feature Orangery with glazed vaulted ceiling. The extensive accommodation provides over 5,490 sq ft of living space is arranged over two primary floors providing lots of space and light for the growing family or those who wish to work from home. There are three formal reception areas which include the impressive entrance reception with its feature wooden staircase and lantern light roof, the dining room interlinks via a substantial doorway to the drawing room which in turn leads to a 27' Orangery. To the rear of the building is large inner hallway with shower room, 18' fitted kitchen / breakfast room and utility room on the ground floor with five double bedrooms, a dressing room, two en-suite bathrooms and separate shower room as well as an extensive landing on the first floor. There are a number of character features including the veranda, car parking (restricted parking area) as well as an enclosed 'park like' gardens extending approximately over ½ an acre which wraps around the Hall on two sides, being within the exclusive Cadlington House Estate and offered with no forward chain early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer



# KEY FEATURES

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## ENTRANCE:

Retaining wall with tarmac crescent driveway leading to Cadlington Hall Estate, car parking to front of Cadlington Hall with double gates providing access onto the garden, brick retaining wall with raised flower beds, feature stone surround entrance with steps leading to covered porch, original boot cleaners, twin storm doors with feature large brass knocker, leading to:

## VESTIBULE: 11'6" x 6'7"

Flagstone flooring, window to side aspect, separate door to side (secured), large internal door leading to:

## RECEPTION AREA: 41'6" maximum decreasing to 32'0" x 21'3" with a ceiling height of approximately 12'

Twin sash style windows to front aspect overlooking entrance & driveway, feature flagstone flooring with black stone inlay, feature high ceilings with archway, cornicing and coving, wood surround fireplace with log burner and matching hearth, high skirting boards, doors to primary rooms. Opening leading to carpeted area with door to further primary rooms, double radiator, high ceiling and coving, feature stripped and stained balustrade staircase with feature spindles and newel posts rising to first floor with domed ceiling over providing natural light, recess understairs cloaks area with doorway to large walk-in understairs storage cupboard.

## DINING ROOM: 23'2" x 16'7" with a ceiling height of approximately 11'9"

Central ceiling rose, high level picture rail with cornicing over and ceiling coving, central chimney breast with surround fireplace and granite hearth, high skirting boards, full height glazed panelled window overlooking garden, twin double doors with glazed panelling over leading to Veranda, two double radiators, large doorway and feature door opening to:

## DRAWING ROOM: 36'1" x 25'2" maximum decreasing to 16'7"

Doorway to hallway, double radiator, zone light switching, full height glazed window overlooking garden, arch doorway leading to dining room, square opening with high ceiling measuring approximately 11'10" in height with coving and central ceiling rose, three double radiators, central chimney breast with tall fireplace measuring approximately 6'4" in height with mantle over and cornicing, built-in shelving to one side, door to inner hallway, full height glazed panel window overlooking Veranda, twin double doors with glazed panel full height over overlooking garden, twin doors leading to Orangery, ceiling coving.





ORANGERY: 27'2" x 9'7" decreasing to 9'2"

Feature glazed roof measuring approximately 14'8" in height with automated glazed openers, feature full height windows to two aspects with arches over overlooking garden, three double radiators, tiled flooring, panelled door leading to:

INNER HALLWAY: 29'3" x 6'9" decreasing to 4'7" at narrowest point.

Twin double doors with feature arch over, high ceiling with ceiling central rose, two radiators, tiled flooring, door to drawing room, large doorway leading to hallway, door to kitchen.

SHOWER ROOM:

Fully ceramic tiled to walls and floor, shower cubicle with drying area to one side, drench style hood and separate shower attachment, extractor fan, closed coupled w.c, pedestal wash hand basin and mixer tap with shelf over and shaver point, extractor fan, chrome heated towel rail, panelled door.

KITCHEN / BREAKFAST ROOM: 18'5" x 16'1"

Twin full height windows with glazed panelling overlooking garden and woodland beyond, tiled flooring, high ceiling with access to loft space, radiator, panelled door to inner lobby, comprehensive range of cream fronted wall and floor units with granite work surface, central island with 1½ bowl sink unit with mixer tap and cupboard space under, breakfast bar to one end, range of storage cupboards, central chimney breast with recess, free standing Belling range style cooker with seven ring gas hob, ovens and grills under with pelmet mantle over, integrated fridge/freezer, range of pan drawers, storage cupboards, integrated dishwasher with matching door, high ceiling and coving, door to:

UTILITY ROOM: 15'5" x 9'8"

Sash style window to side aspect, tiled flooring, two wall mounted Valliant boilers supplying domestic hot water and central heating (not tested), washing machine point, tall Butler sink with mixer tap, double radiator, built-in storage cupboard, door leading to cloaks area and primary hallway.











#### FIRST FLOOR:

Mezzanine landing with staircase rising to primary landing and to rear mezzanine overlooking via three archways the reception area, mezzanine landing to rear.

#### BEDROOM 5: 9'10" x 9'9"

Sash style window to side aspect, power points, radiator, panelled door.

#### PRIMARY LANDING: 23'7" x 7'8"

Balustrade, ceiling rose, access to large loft space, double radiator, doors to primary rooms, doorway leading to inner landing, two feature built-in storage cupboards with curved angle corners and storage cupboards, large leadlight stained glass panel providing borrowed lights to this area with further recessed storage.

#### BEDROOM 1: 22'4" x 16'9"

Twin sash style windows to front aspect overlooking gardens and woodland, two double radiators, interlinking door to bedroom 3, central ceiling rose, coving, picture rail, panelled door, door leading to:

#### EN-SUITE BATHROOM: 11'5" x 8'0"

Sash style window to rear aspect, tiled flooring, wash hand basin with mixer tap, close coupled w.c with dual flush, chrome heated towel rail, feature oval high sided bath with separate plinth, mixer tap and shower attachment, sash style window to with shutters, door to:

#### DRESSING ROOM: 8'0" x 6'10"

Three hanging rails, radiator, door to landing.

#### BEDROOM 3: 17'8" x 11'9"

High ceiling with coving, picture rail, power points, double radiator, doors to bedroom 1 and bedroom 2, feature sash style window to front aspect overlooking gardens and woodland beyond, built-in storage cupboard with hanging rails and hooks.

#### SHOWER ROOM:

Corner shower cubicle with curved panelled door, drench style hood and shower attachment, close coupled w.c with dual flush, recess with wash hand basin, mixer tap and cupboard space under, sash style window to rear aspect, chrome heated towel rail, tiled flooring.

#### BEDROOM 2: 22'4" x 16'6"

Twin sash style windows to front aspect overlooking gardens and woodland beyond, two double radiators, high ceiling with central ceiling rose, coving and picture rail, panelled door to landing door to:

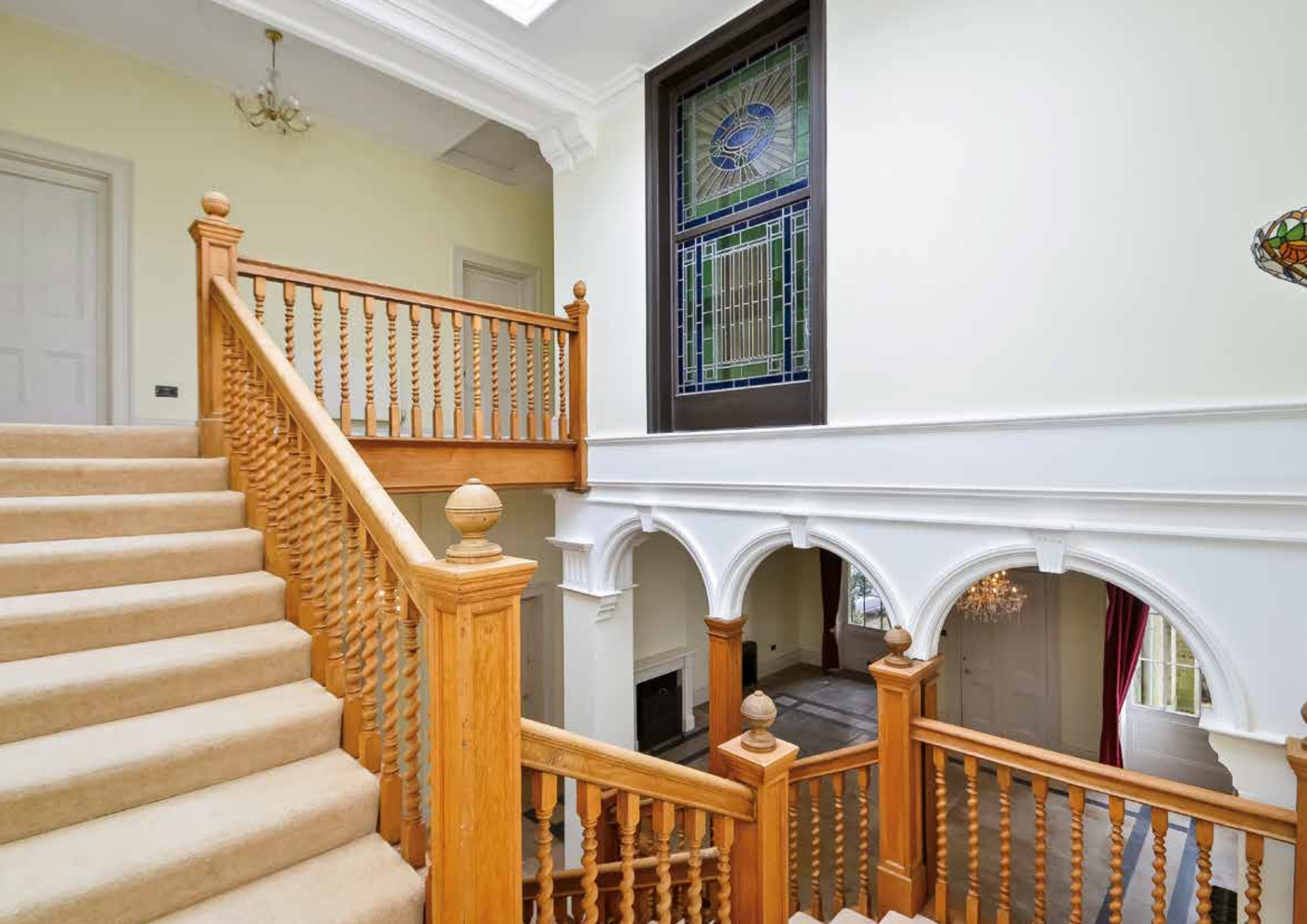
#### EN-SUITE BATHROOM: 16'2" x 7'8"

To one end is a walk-in shower cubicle with drying area to one end with 'drench' style hood and separate shower attachment, pedestal wash hand basin with mixer tap, mirror and light over, tiled flooring, radiator with heated towel rail, close coupled w.c with shelf over into recess, feature high sided oval bath with separate plinth and shower attachment with recessed area and mirror over, feature arched window to front aspect overlooking driveway and fields.

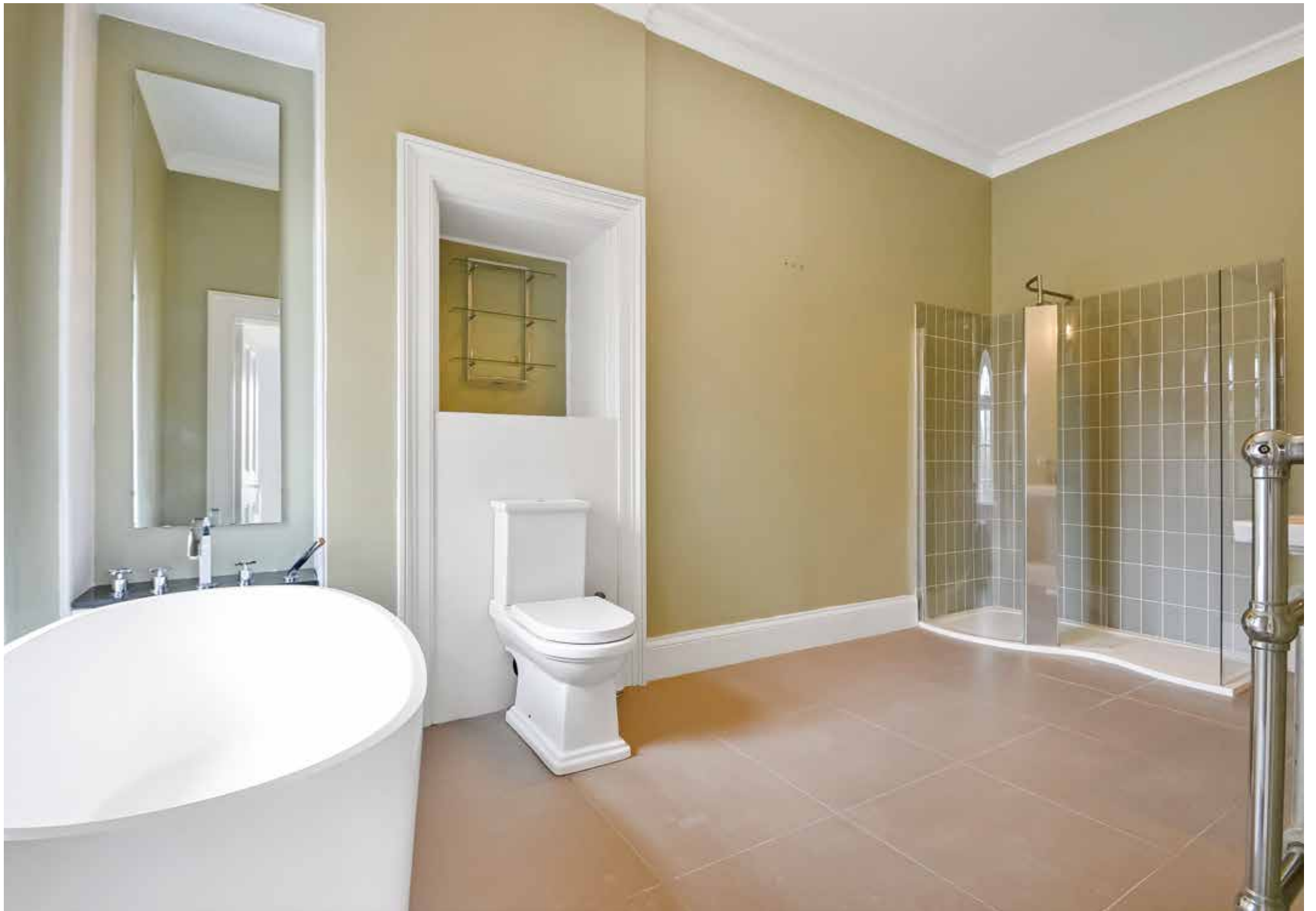
BEDROOM 4: 12'0" x 12'2" measurements do not include recessed area, measuring approximately 12'4" x 6'8" with study area to one end.

Sash style window leading to covered Veranda/roof, sash style window to front aspect overlooking driveway and field opposite, two radiators, high ceiling and coving, window to front aspect, panelled door.























#### OUTSIDE:

To the front, the primary entrance leads to the side of the property with a brick retaining wall, flower and shrub borders, arched double gates leading to garden. The garden wraps around the house on three sides, measuring approximately  $\frac{1}{2}$  an acre with mature trees, hedges, woodland and is primarily laid to lawn, the formal front of the property has a covered Veranda which continues to the front of the primary living rooms incorporated in the Orangery to one end with a wrap around pathway to the outside of Cadlington Hall.

#### CAR PARKING:

Is provided to the right hand side of the doorway (restricted).

#### AGENTS NOTES:

Cadlington Hall is Grade II Listed so there is no requirement to display an Energy Performance Certificate (EPC). A management company has been set up to maintain the communal areas, driveway, gardens, bin areas etc. As the property is part of a historic the estate, parking restrictions are in place.

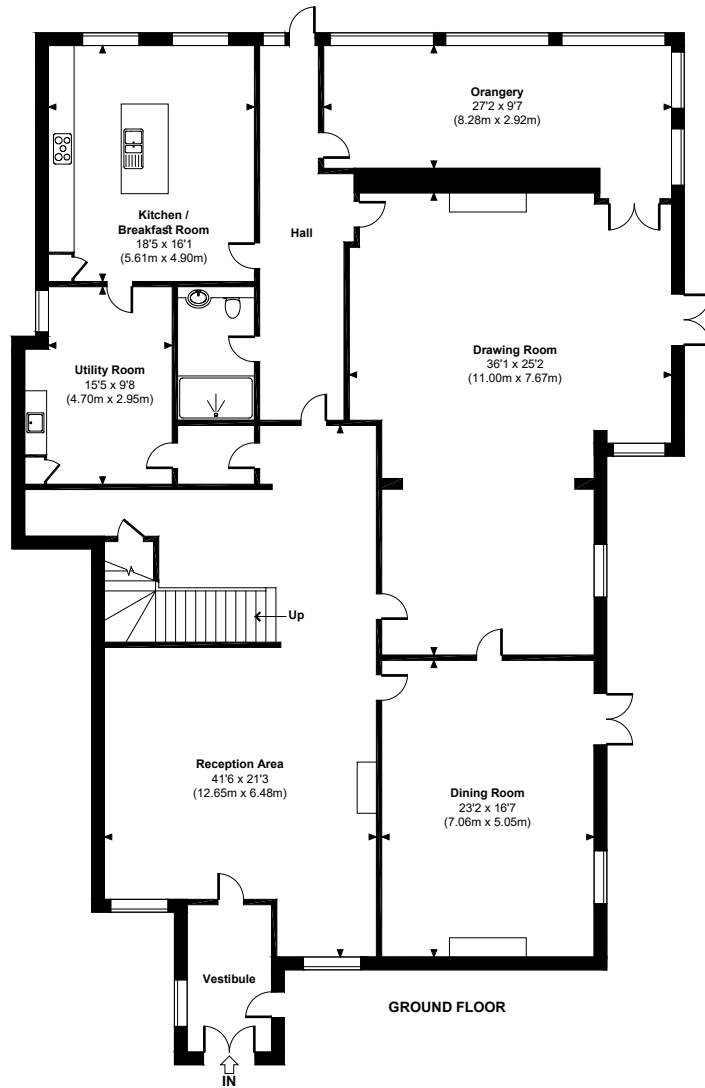
SERVICE CHARGE: £405.00 per annum

TO FIND THE PROPERTY: From our office proceed along the Havant Road in an easterly direction bearing left at the roundabout onto the A3M heading north, exit at Junction 2 taking the third exit onto the B2149, at the small roundabout bear immediately left into Havant Road, on reaching the village turn right into Blendworth Lane where the access to Cadlington House Estate can be found on the right hand side, continue along the private driveway to Cadlington Hall on the right hand side.



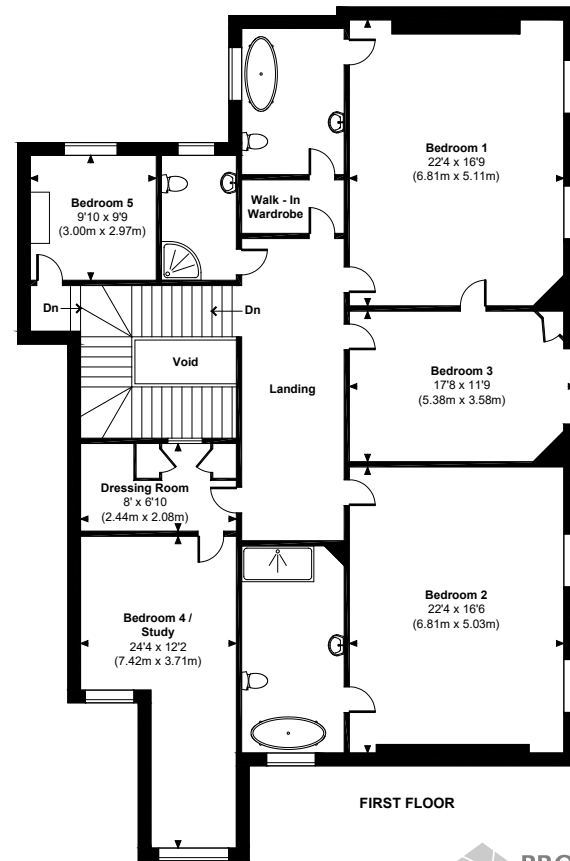
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# Cadlington Hall

Approximate Gross Internal Area  
Total = 5354 Sq Ft / 497.44 Sq M



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Tenure: Freehold  
EPC Exempt  
Council Tax Band: H

*Price* £1,250,000



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 06.03.2023





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*We value the little things that make a home*

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