



Hay Place, Binsted, Hampshire

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A well-appointed family house **set in an elevated position** with an array of unmodernised barns, a detached cottage, all set in approximately 48 acres.

## Summary of accommodation

### Main House

**Cellar:** Two storerooms | Wine cellar

**Ground Floor:** Entrance/reception hall | Drawing room | Sitting room  
Dining room | Music room | Study | Kitchen | Utility room  
Two cloakrooms | Boiler room

**First Floor:** Principal bedroom with adjoining bathroom  
Bedroom two/dressing room | Six further bedrooms  
Two bathrooms | Study

**Second Floor:** Attic storage space 2,824 sq ft (262 sq m)

Possibility to extend the residential accommodation, subject to planning

**Main House 6,146 sq ft (571 sq m) excluding attic floor**

**Total area 8,970 sq ft (833.34 sq m)**

### The Goldings

Two reception rooms | Kitchen | Utility room | Cloakroom | Three bedrooms | Bathroom | Private garden

4-5 car carport with storage 1,116 sq ft (104 sq m)

**Arrangement of barns around a courtyard:** Eight barns | Four workshops | Three large attic storerooms | Agricultural hay barn

**In all approximately 47.99 acres**

### Distances

Bentley 2.7 miles (London Waterloo from 61 minutes)

Alton 3.9 miles, Farnham 6.6 miles, London 50 miles

Heathrow International Airport 33.4 miles

(All distances and times are approximate)



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## Hay Place

This attractive detached brick and stone built home is not listed and is thought to date back to the mid-Victorian era. In the 1950's it was extended in a very sympathetic way adding large entertaining rooms, the kitchen, and the majority of the bedrooms. The house provides flexible living accommodation with potential to further extend and modernise, subject to gaining the necessary planning consents.

The accommodation is full of light with a welcoming entrance hall with a log burner and parquet flooring. From here doors lead to the principal reception rooms including the dining room which looks east with views over the Hangers.

There is a large statement staircase which leads up to the first floor to a spacious landing. From here there is access to a large principal suite with wonderful rural views as well as a bathroom and dressing room with full height fitted wardrobes. There are six/seven further bedrooms and two bathrooms on this floor. Stairs lead up to an extensive attic floor which could be converted to create further residential accommodation if required, subject to the necessary consents.















# Hay Place

Approximate Gross Internal Floor Area

Main House: 8,970 sq ft - 833 sq m

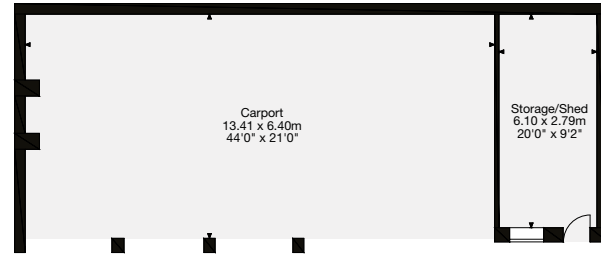
Car Port: 1,116 sq ft - 104 sq m

Barns: 13,957 sq ft - 1,296 sq m

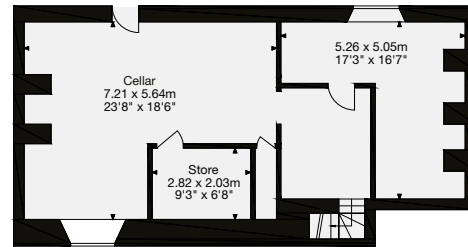
Total Area: 24,043 sq ft - 2,233 sq m

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.

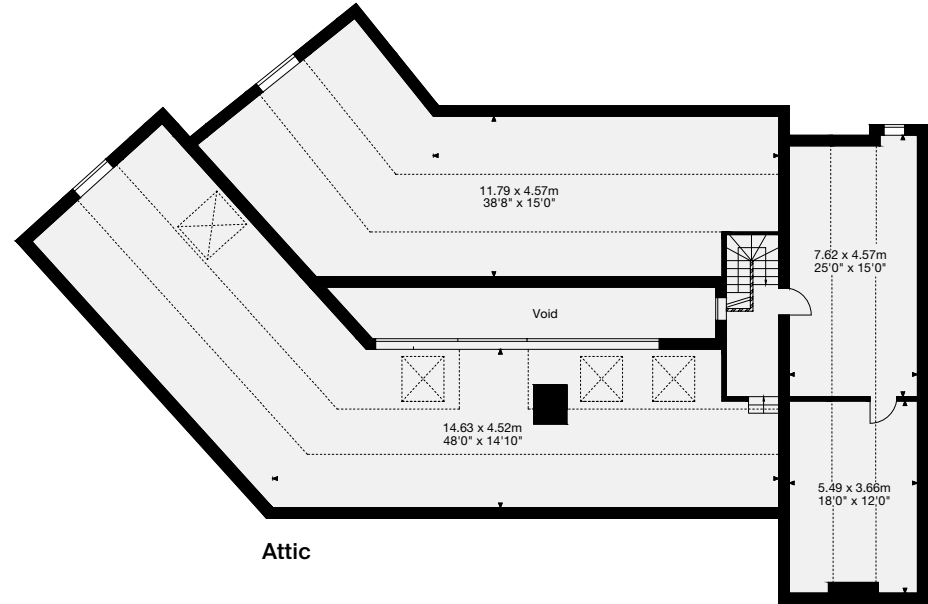
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



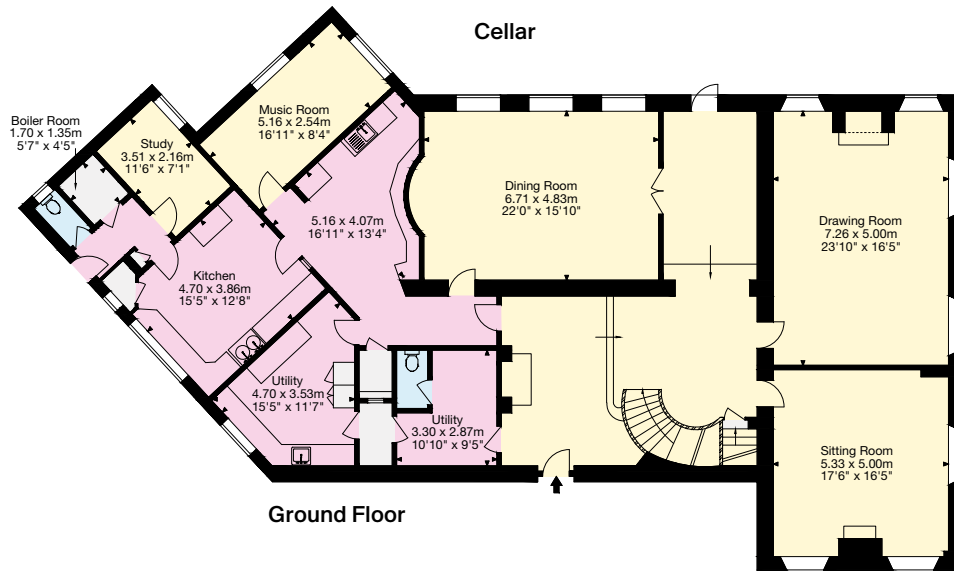
Car Port



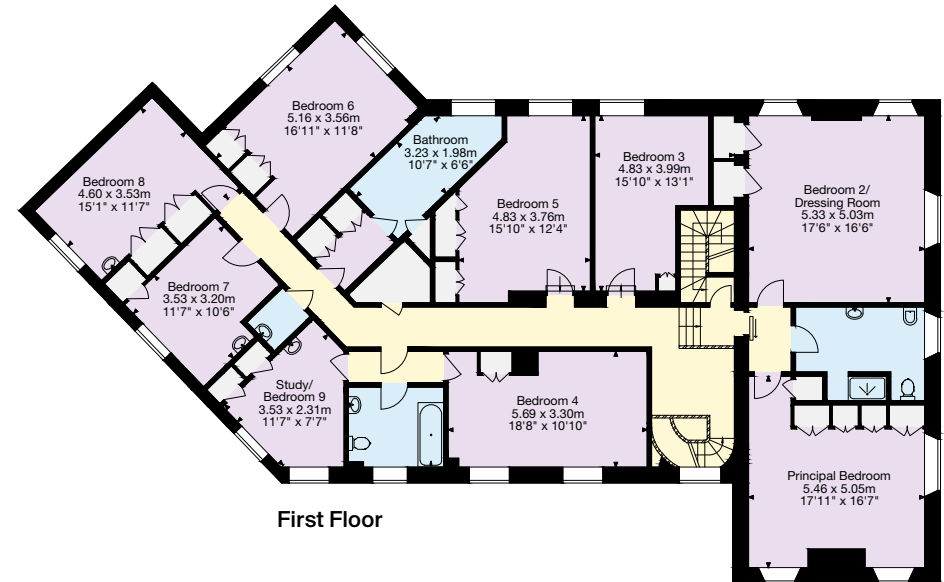
Cellar



Attic



Ground Floor



First Floor









The house currently uses the estate drive which winds past The Goldings and into the west-facing parking area to the front of the property. The drive does divide just before the house and another route takes you to the redundant period farm buildings and more modern agricultural buildings.

## Garden and Grounds

The gardens at Hay Place are exceptionally quiet and private. The kitchen garden slopes up away from the house to a large south-facing wall, perfect for growing a number of fruits and vegetables.

The main garden sweeps around the house and is divided by mature hedging which focuses the eye over the Hanger and wildlife beyond. There is also a lovely private wooded path from the house down to the Hanger and farmland beyond. In addition, there is a tennis court and swimming pool however these both need to be brought back into working condition.











## Farm Buildings

Lying to the south of the house are the beautiful period farm buildings, thought to date back to the mid-Victorian era. They consist of a number of carports, stores, a spacious shoot room and a large barn that has been used in the past for family weddings and events.

The barns are not listed and the current owners have been able to secure Planning Permission to convert the buildings into four residential units totalling approximately 10,453 sq ft of living accommodation. More detail can be found on the Local Authority Planning Portal, under the reference SDN/20/03541/FUL.

There are also three modern steel framed farm buildings which need renovation but are still used for farming, storage, as well as vehicle and machinery storage for agriculture.





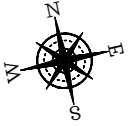


# Outbuildings

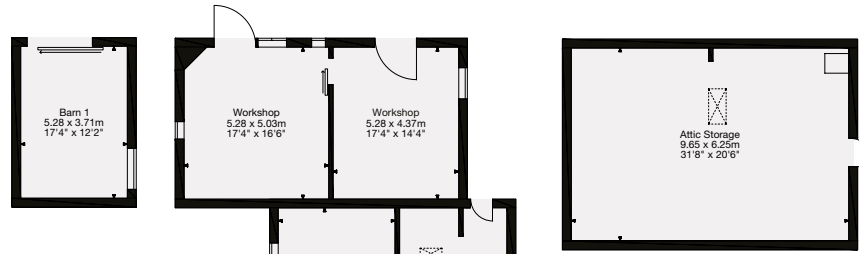
Approximate Gross Internal Floor Area

Total Area: 1,296 sq m / 13,957 sq ft

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

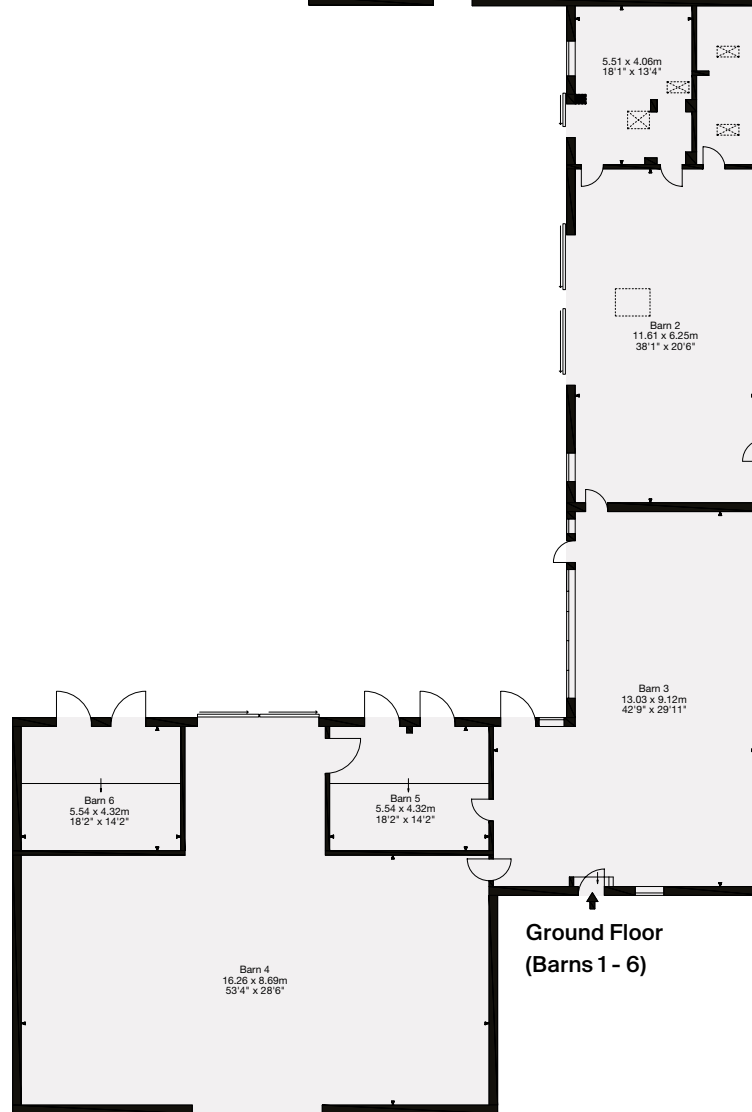


First Floor  
(Over Workshop)

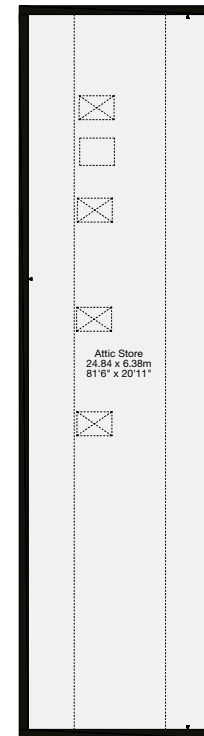


Attic Store  
(Over Barn 8)

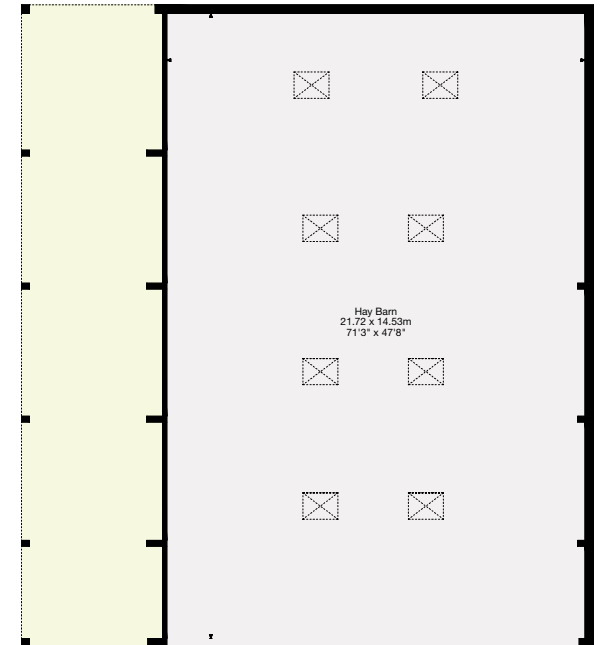
Barns 7 & 8  
Ground Floor



Ground Floor  
(Barns 1 - 6)



Attic Store  
(Over Barns 2 & 3)



Hay Barn











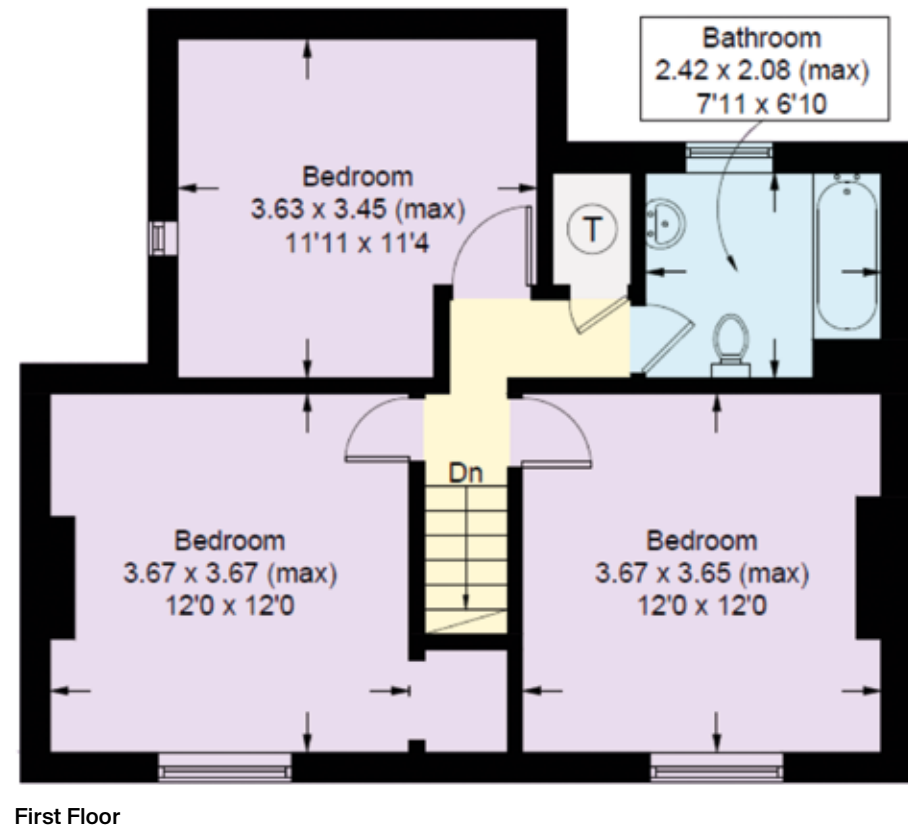
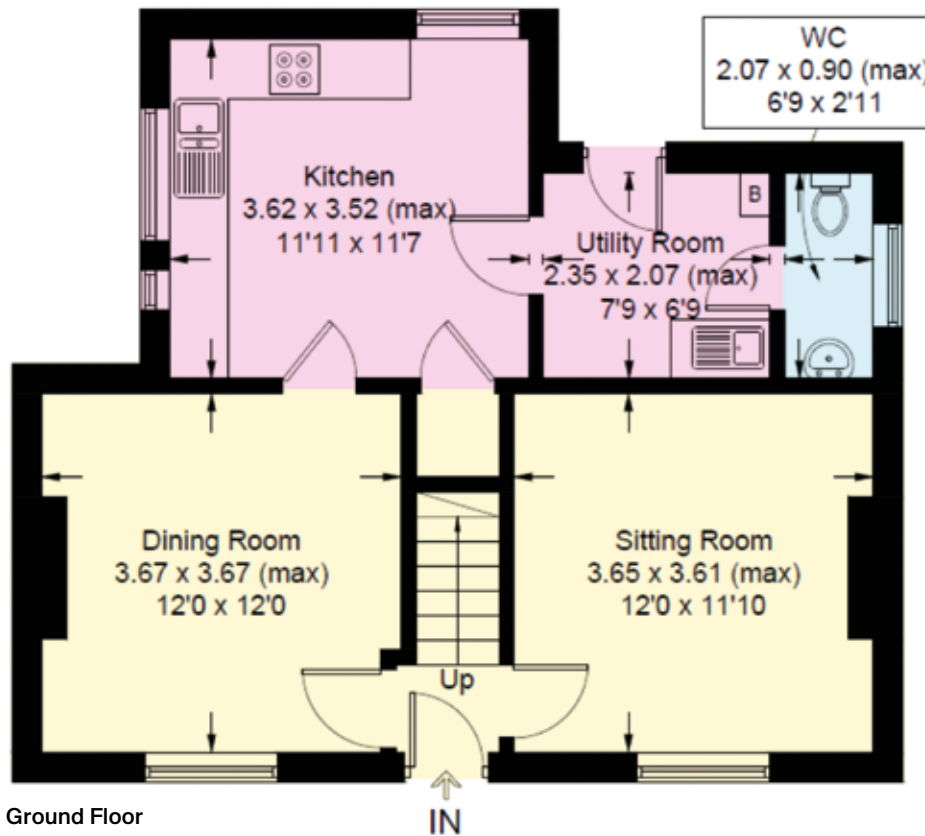
# The Goldings

The Goldings is a beautiful traditional brick and stone cottage similar to Hay Place. The property is currently let out on an Assured Short Hold Tenancy agreement and is the sole home of the current tenants until November 2024.

**Approximate Gross Internal Floor Area**  
103.9 sq m / 1118 sq ft

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In brief, the cottage comprises of three bedrooms, one bathroom, sitting room, dining room, kitchen and private garden. The accommodation extends to 1,118 sq ft (103.9 sq m).





## Situation

Hay Place is situated on the southern edge of the village of Binsted, a small and popular east Hampshire village. Binsted benefits from excellent transport links from the A31 to the North and A3 to London and beyond. To the northeast is the popular Surrey market town of Farnham which provides a wide range of shopping facilities, some excellent schooling and recreational activities.

To the southwest of Binsted is the Cathedral city of Winchester providing a wider range of cultural highlights, leisure activities and some well renowned schooling.

## Fixtures and Fittings

All fixtures and fittings including garden statutory, light fittings, curtains, carpets and other removable fittings are excluded from the sale of the freehold property, although some may be available by separate negotiation.

## Services

Oil central heating, mains electricity, drainage and water.

## Easements, Wayleaves and Rights of Way

The property is sold subject to and with the benefit of all existing Rights of Way whether public or private including Rights of Way, supply, drainage, water, electric supply and other rights.

## What3Words (GU34 4PE)

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## Property information

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

**Local Authority:** East Hampshire District Council

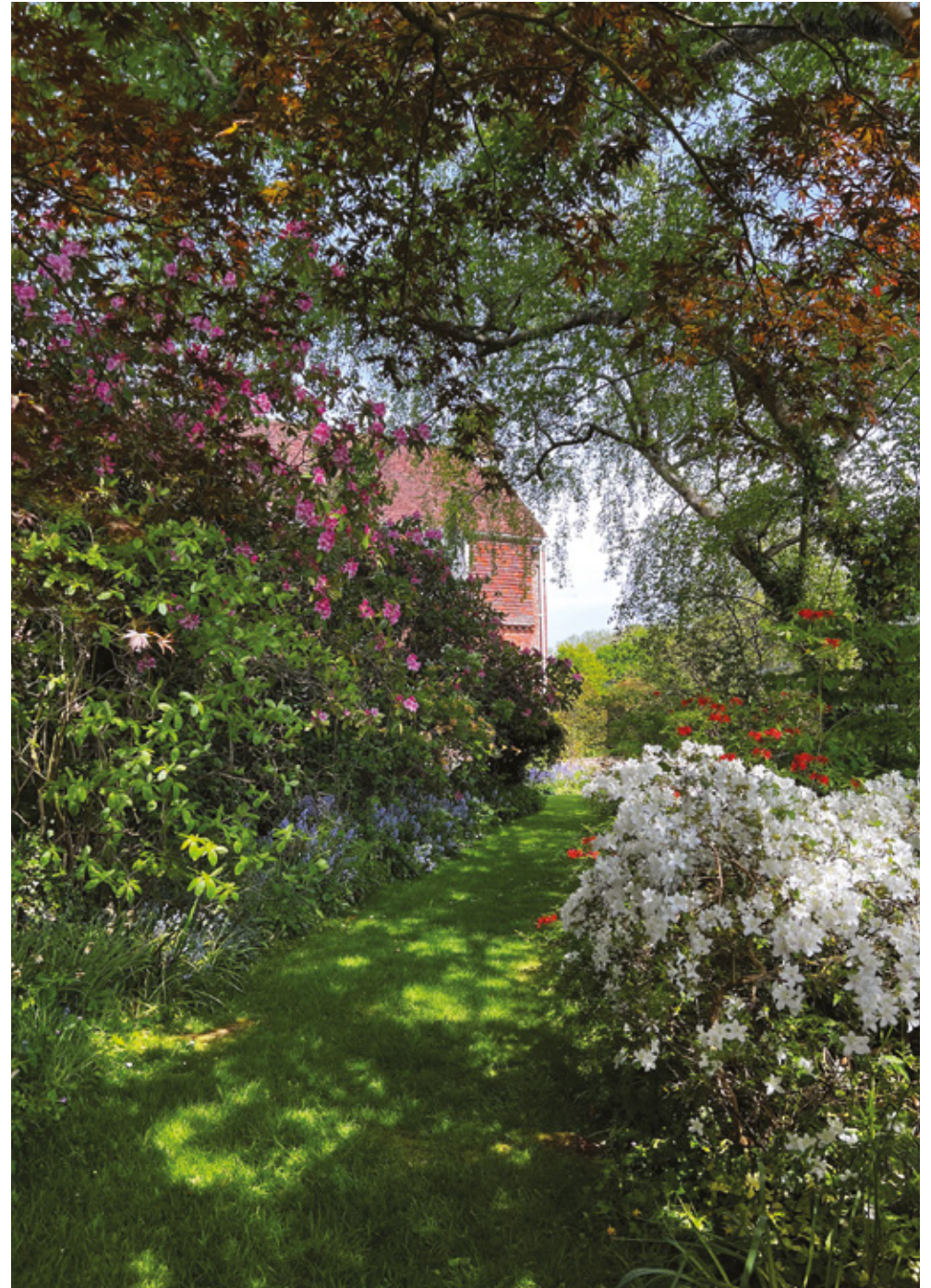
Also sits within The South Downs National Park

**Council Tax:** Main House: Band H,

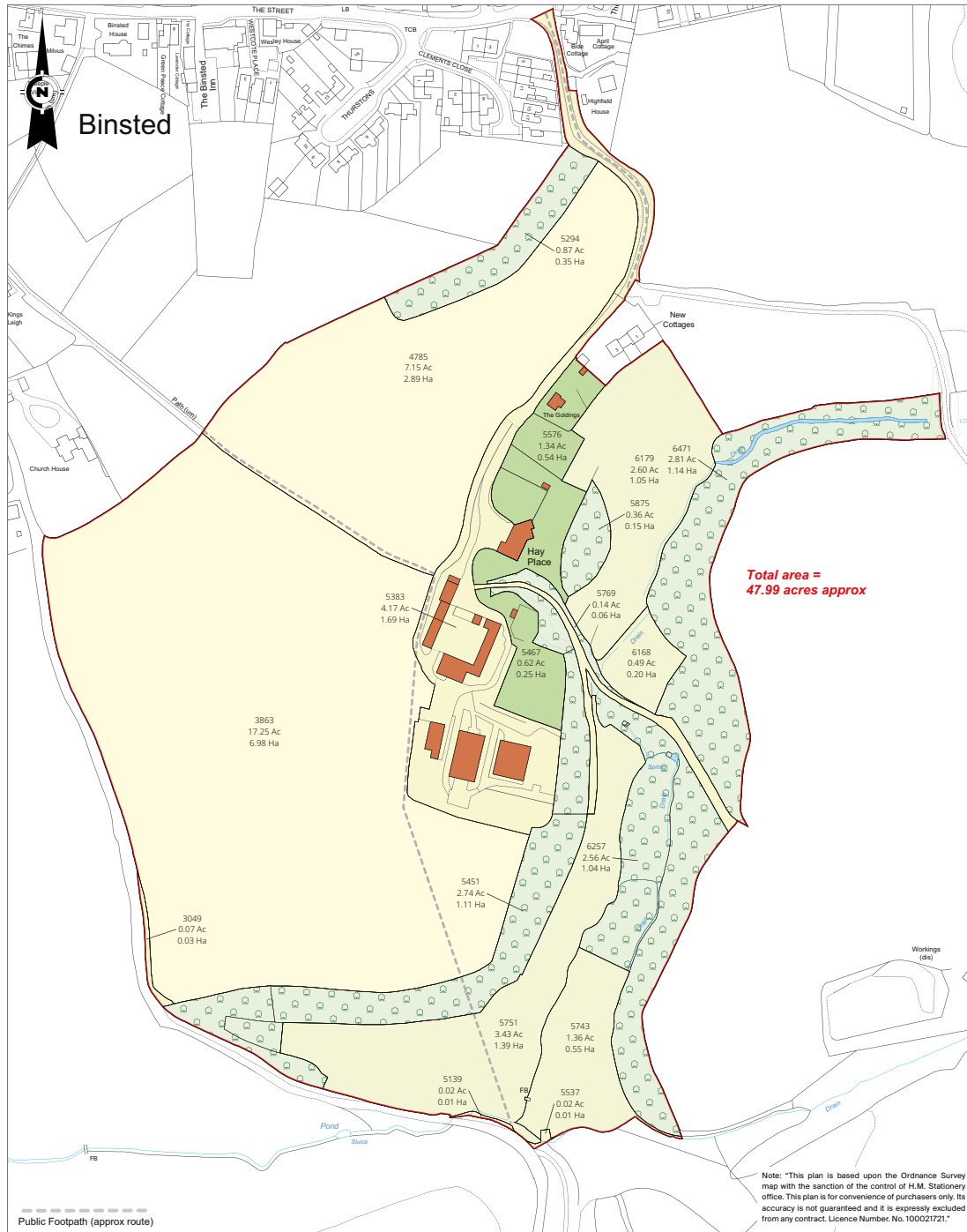
The Goldings: Band F

**EPC Rating:** Main House: F

The Goldings: E







Description	Field Number	Area in Acres	Area in Hectares
Arable	3863	17.25	6.98
Arable	4785	7.15	2.89
Building/Curtilage	5467	0.62	0.25
Building/Curtilage	5576	1.34	0.54
Pasture	5743	1.36	0.55
Pasture	5751	3.43	1.39
Pasture	6168	0.49	0.20
Pasture	6179	2.60	1.05
Verge/Misc	3049	0.07	0.03
Verge/Misc	5139	0.02	0.01
Verge/Misc	5383	4.17	1.69
Verge/Misc	5537	0.02	0.01
Woodland	5294	0.87	0.35
Woodland	5451	2.74	1.11
Woodland	5769	0.14	0.06
Woodland	5875	0.36	0.15
Woodland	6257	2.56	1.04
Woodland	6471	2.81	1.14
<b>Totals</b>		<b>48.00</b>	<b>19.44</b>

Description	Sum of Area in Acres	Sum of Area in Hectares
Arable	24.40	9.87
Building/Curtilage	1.96	0.79
Pasture	7.88	3.19
Verge/Misc	4.28	1.74
Woodland	9.48	3.85
<b>Grand Total</b>	<b>48.00</b>	<b>19.44</b>

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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