



Hay Place, Binsted, Hampshire

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A well-located family house **set in an elevated position** with stunning views over a valley of the South Downs, all set in approximately 47 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)

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

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

In all approximately 47.92 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

Hay Place is situated in approximately 47 acres and has wonderful views over the valley below the house towards the well-known wooded 'hangers' of the South Downs. The house has a sense of peace and tranquillity in the Hampshire countryside.

The house itself is an 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 valley towards the wooded 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.









# 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







Stairs lead up to an extensive attic floor which could be converted to create further residential accommodation if required, subject to the necessary consents. The house currently uses the estate drive which winds past The Goldings cottage (available for purchase separately) 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 valley towards the Hangers 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/O3541/FUL (due to expire July 2025).

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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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.

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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

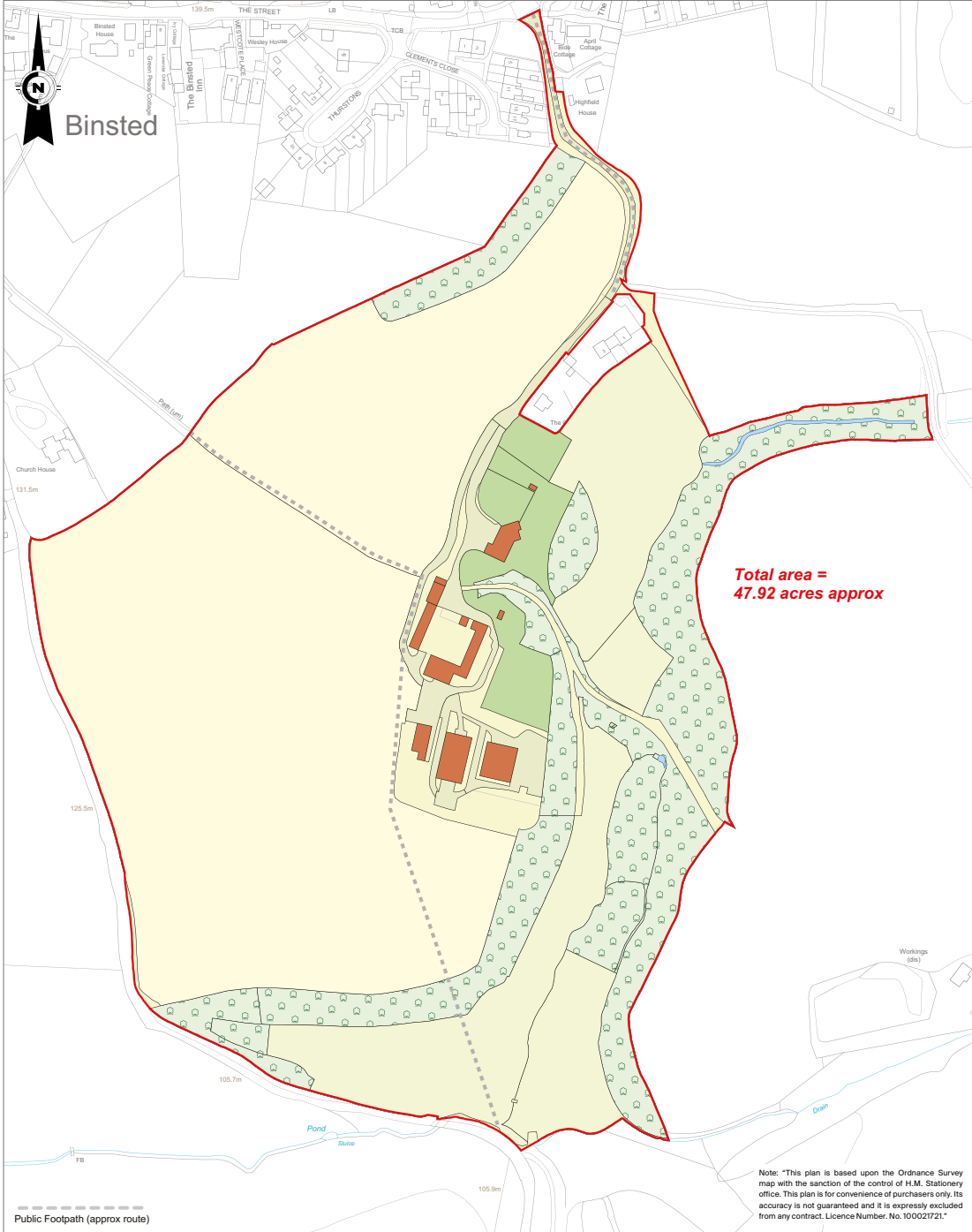
Council Tax: Main House: Band H

EPC Rating: Main House: F



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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Description	Field Number	Area in Acres	Area in Hectares
Arable	3863	17.25	6.98
Arable	4785	7.15	2.89
Building/Curtilage	5383	5.86	2.38
Miscellaneous	3049	0.07	0.03
Miscellaneous	5139	0.02	0.01
Miscellaneous	5537	0.02	0.01
Miscellaneous	6388	0.18	0.07
Pasture	5743	1.36	0.55
Pasture	5751	3.43	1.39
Pasture	6168	0.49	0.20
Pasture	6179	2.60	1.05
Woodland	3544	0.48	0.19
Woodland	3744	0.13	0.05
Woodland	5294	0.87	0.35
Woodland	5451	1.54	0.62
Woodland	5570	0.18	0.07
Woodland	5762	0.42	0.17
Woodland	5769	0.14	0.06
Woodland	5875	0.36	0.15
Woodland	6051	0.40	0.16
Woodland	6252	1.58	0.64
Woodland	6257	0.58	0.23
Woodland	6471	2.81	1.14
Totals		47.92	19.39

Description	Sum of Area in Acres	Sum of Area in Hectares
Arable	24.40	9.87
Building/Curtilage	5.86	2.38
Miscellaneous	0.29	0.12
Pasture	7.88	3.19
Woodland	9.49	3.83
Grand Total	47.92	19.39



