



Hay Place, Binsted, Hampshire



A well appointed family house **in an elevated position** set in approximately 17 acres.

Summary of accommodation

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)

Distances

Bentley 2.7 miles (London Waterloo from 61 minutes), Alton 3.9 miles, Farnham 6.6 miles
Heathrow International Airport 33.4 miles, London 50 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 parquee 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.





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 divides just before the house with a second drive leading onto the redundant period farm barns 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. To the front of the property is a large open field with copse beyond. There is also a lovely private wooded path from the house down to the Hanger and farmland beyond.



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



