



The Oast Houses, Passfield, Hampshire



A substantial portion of a historic Grade II listed **Oast House** complete with a detached annexe and equestrian amenities.

Summary of accommodation

Entrance hallway | Sitting room | Family room | Dining room
Kitchen/breakfast room | Utility room | Cloakroom | Drawing room
Three bedrooms with en suite facilities | Three further bedrooms
Family bathroom

Detached outbuilding with annexe possibilities | Formal gardens and adjoining orchard | Stabling for two, tack room and hay store | Three post and rail connecting paddocks (1.6 acres)

Ample off road parking

In grounds of 2.36 acres

Distances

Liphook 2 miles, Liphook mainline station 3.1 miles, Haslemere 6.8 miles, Petersfield 11.9 miles, Midhurst 13.8 miles, Guildford 18.9 miles, Goodwood 20.2 miles, South Coast 28.7 miles, Heathrow Airport 44.2 miles, Gatwick Airport 49.6 miles (All distances are approximate)

The property

Originally converted in 1989, this unique property combines a square and circular hop kiln with half of one of East Hampshire's largest barns from the early 19th century. Transformed in 1989 into a timeless conversion and family residence, boasting a many original features. Highlights include the square sitting room, semi-vaulted first floor drawing room, and circular family room doubling as a library.





Throughout the home, polished floors, exposed stone walls, and timber beams enhance its character, while ample natural light floods the interiors, courtesy of strategically placed glass panels. Several rooms provide suitable areas for quiet home office setups. At the rear, a gravelled area bathes in the morning sun, offering a tranquil spot to kickstart the day with a cup of coffee.

The recently added annexe, known as Bullfinch Barn, spans 860 square feet and serves various purposes, boasting its own courtyard and suntrap decking.

Situated at the end of a long winding driveway, the property offers parking for numerous cars, tucked away from the road amidst open paddocks. The gardens and grounds further enhance the property's charm, with formal gardens spanning 1/5th of an acre, featuring level lawns, an arbour, and a picturesque pond. Beyond lies the orchard, covering 1/4 of an acre and hosting a variety of fruit trees, raised vegetable beds, and a natural garden. The paddocks, total 1.6 acres and are divided into three sections by post and rail fencing, boast multiple water points and accommodate stabling for two horses, along with a tack room and hay store. With views over adjoining farmland and a sunny aspect, the property offers a high degree of privacy and tranquillity.

Location

The Oast Houses occupies a mature and established location tucked away in the rural hamlet of Passfield with its common and general store, the whole is surrounded by beautiful countryside where walking and cycling can be enjoyed and excellent bridleways to riding country are nearby the Oast Houses. Liphook is approximately two miles away with its facilities for day to day needs including a range of local shops, cafes and public houses,

Champneys Spa and Old Thorns Golf and Country Club, there is excellent golfing within the area including Liphook, Old Thorns and Hindhead Golf Club. The south coast is only half an hour's drive away as is polo at Midhurst, horse racing and motor racing at Goodwood. The A3 offers easy access to Gatwick, Heathrow airport and Liphook mainline station offers fast and frequent trains to London Waterloo in just over the hour.



Services

We are advised by our clients that the property has private drainage and oil fired central heating, mains water and electricity with an independent electrical supply for the annexe.

Viewings

Strictly by appointment with agent.

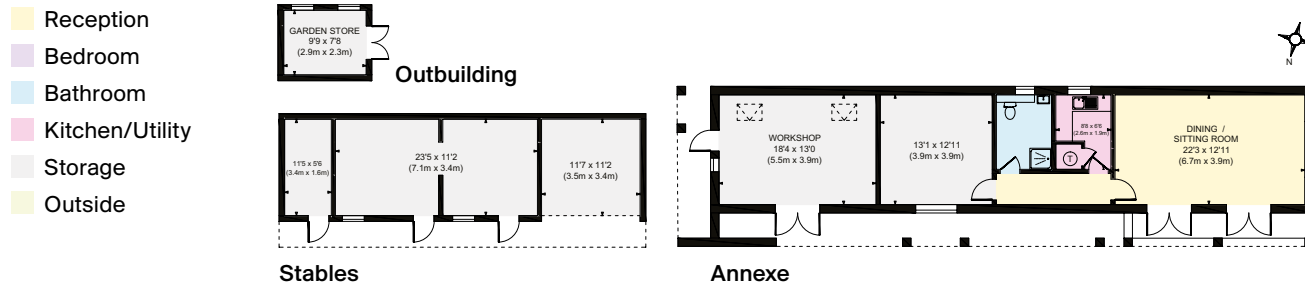
Property information

Tenure: Freehold

Local Authority: East Hampshire District Council

Council Tax: Band ????

EPC: E



Approximate Gross Internal Floor Area

Main House 4225 sq. ft / 392.50 sq. m

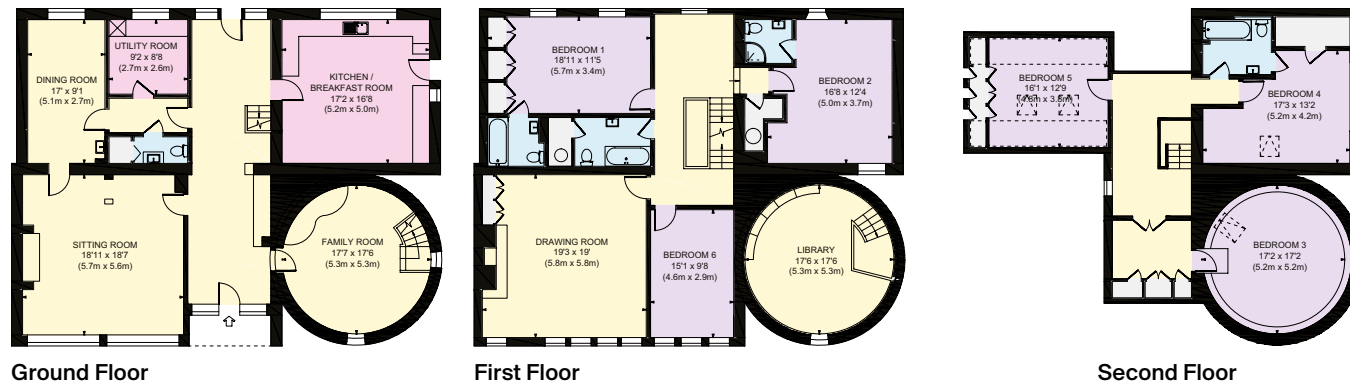
Annexe 895 sq. ft / 83.17 sq. m

Outbuilding 74 sq. ft / 6.92 sq. m

Stables 477 sq. ft / 44.34 sq. m

Total 5671 sq. ft / 526.93 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.



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I would be delighted to tell you more

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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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Particulars dated May 2024. Photographs and videos dated May 2024.

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