

Passfield House Farm, Passfield, Hampshire





A Grade II* listed Elizabethan Farm **steeped in history** with excellent equestrian facilities.

Summary of accommodation

Entrance hallway | Living room | Drawing room | Study | Dining room | Kitchen | Ground floor cloakroom | Garden room | Pantry
Cellar | Boot room | Utility room

Four/five bedrooms | Three bathrooms | Self-contained two bedroom annexe

Enclosed lawned gardens | Ample off-road parking | Pasture

Equestrian facilities including stabling and sandschool

In total grounds of approximately 11.5 acres

Lot 2

Additional pasture land

Distances

Passfield village shop 0.5 miles, Liphook 2 miles (London Waterloo 66 minutes)

Haslemere 6 miles (London Waterloo 56 minutes), A3 3 miles, London 48 miles

(All distances and times are approximate)

What3words location: ///fiery.stencil.compliant



Knight Frank Haslemere
1 West Street
Haslemere
GU27 2AB
knightfrank.co.uk

Kate Erlam
01428 770563
kate.erlam@knightfrank.com

The property

Passfield House Farm presents an exceptional opportunity to acquire a Grade II* listed farmhouse that exudes rich history and boasts an array of original features. With its two stunning tithe barns, separate cottage/annexe, and extensive range of outbuildings including stabling, and workshops, as well as formal gardens and expansive paddocks spanning 11.5 acres, this property embodies timeless elegance and rural charm.





Dating back to the 14th century, the farmhouse showcases the enchanting architecture of the Elizabethan era. Its transformation through the 16th and 18th century to the current era has created a harmonious blend of history and comfort. The farmhouse's living spaces exude character with preserved timbers, impressive inglenook fireplace and unique vaulted bedrooms.



Approximate Gross Internal Floor Area
4616 sq ft / 428.8 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.





Gardens and grounds

Passfield House Farm encompasses an expansive formal garden extending over an acre with a wide variety of mature trees and shrubs giving colour and form, which also provides ample space for outdoor pursuits and dining.

Outbuildings

The property features a splendid range of outbuildings that envelop the property. Two beautiful tithe barns, connected by workshops, stand a testament to the properties storied past. With the added benefit of a two bedroom self contained annexe.

There are good sporting facilities in the area, including two golf courses at Liphook and one at Blackmoor and another in Hindhead. Further south there is polo at the famous Cowdray Lawns and sailing on the south coast. The surrounding countryside provides wonderful opportunities for walking and riding, with some of the nearby land being owned by the National Trust.

Viewings

Strictly by appointment with agent.

Fixtures and fittings

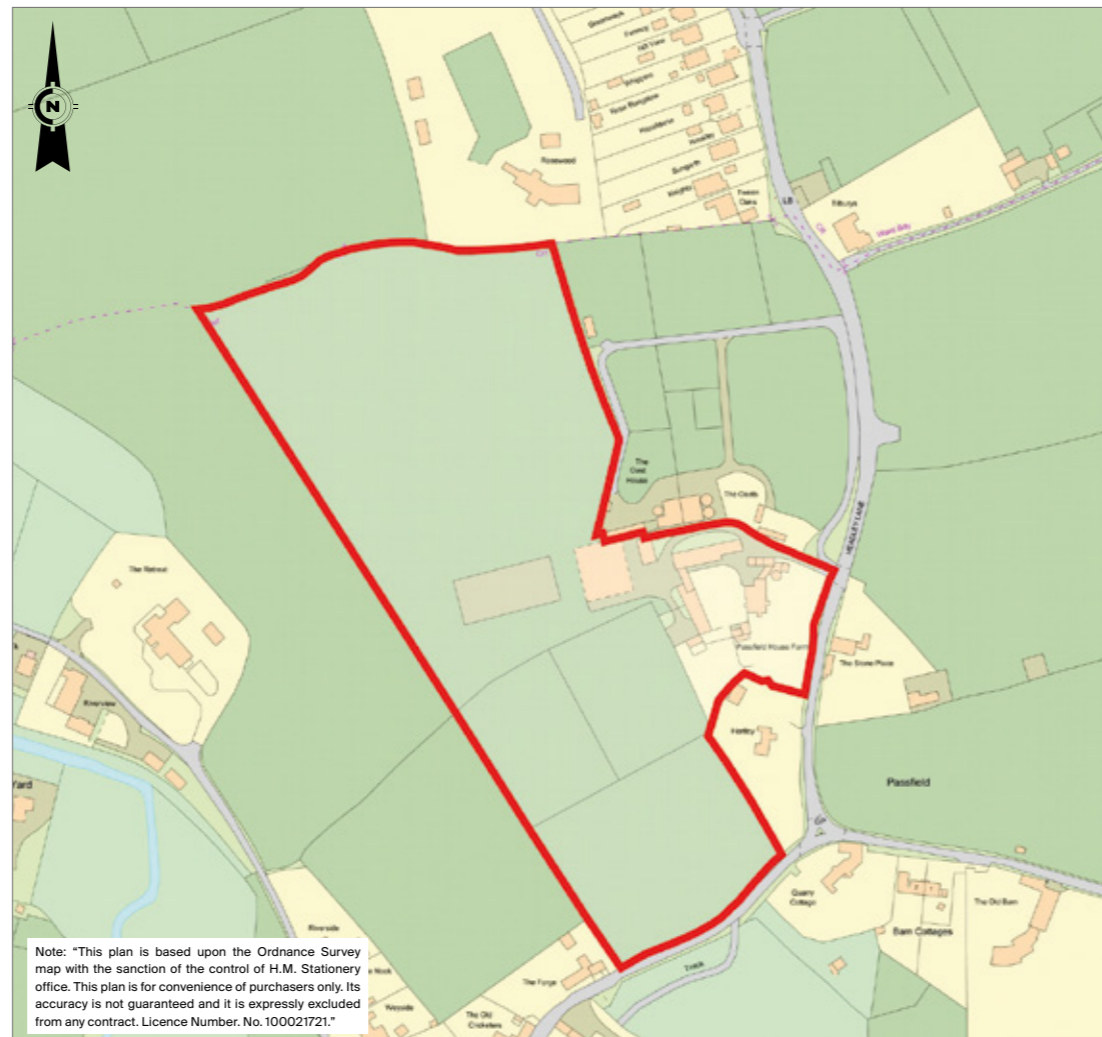
Only those mentioned in these sales particulars are included in the sale. All other items, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Property information

Tenure: Freehold

Local Authority: East Hampshire

Council Tax: Band H



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 January 2024. Photographs and videos dated July 2023.

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