

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](https://www.what3words.com/#!/fiery.stencil.compliant)



Knight Frank Haslemere
1 West Street
Haslemere
GU27 2AB
[knightfrank.co.uk](https://www.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.

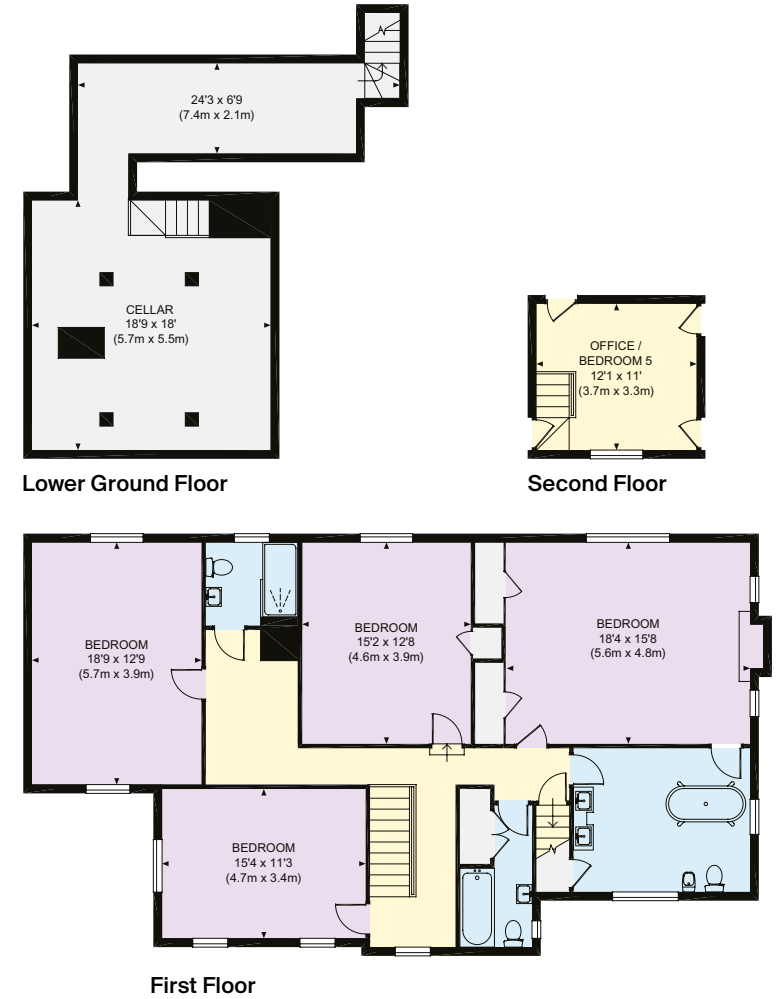


Approximate Gross Internal Floor Area

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.

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





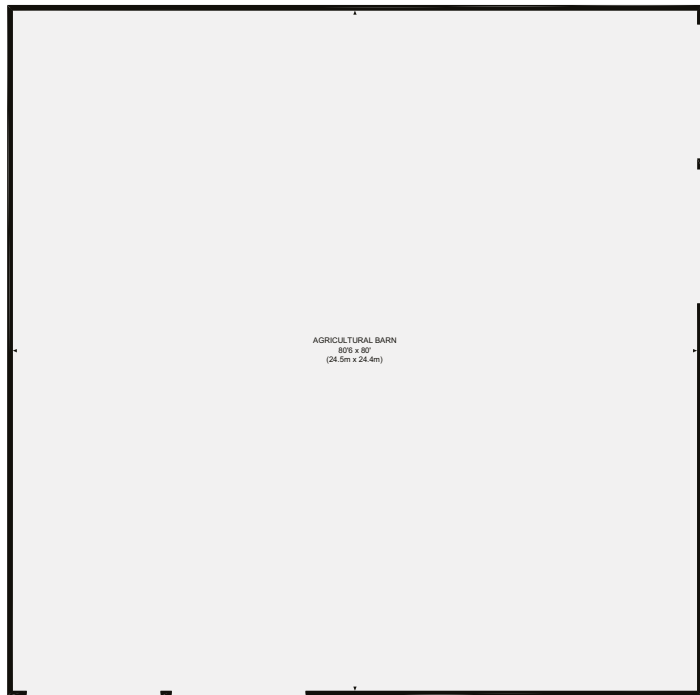
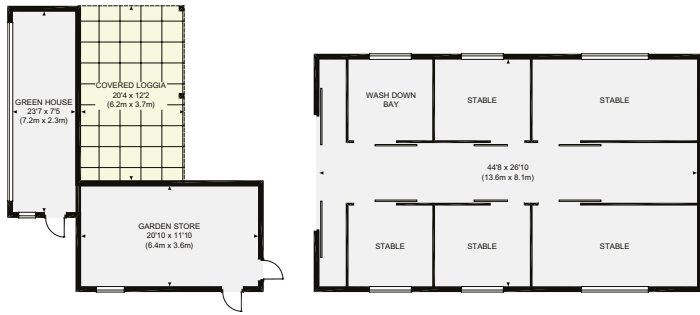


Gardens and grounds

Passfield House Farm encompasses an expansive formal garden extending over an acre with a wide variety of matures 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.



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

Approximate Gross Internal Floor Area
12,943 sq ft / 1202.5 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.

Annexe Ground Floor

Annexe First Floor



Equestrian facilities

There are three large stables which are located within one on the tithe barns, with a dedicated storage area for equipment and supplies. With a further two pony stables located within close distance. There is another barn which holds a further five stables and wash down bay.

A professionally constructed 50m x 23m sand school designed to cater to various riding disciplines from dressage to show jumping is located to the rear of the stable with a range of post and rail fenced paddocks on sand soil ensuring all year turnout extending to approximately 11.5 acres. An impressive Atco agricultural barn spanning 6,440 sq ft presents an opportunity for further stabling/indoor school or development (subject to usual planning requests). The farm is surrounded by countryside where there are a network of bridleways, and access to hundreds of acres of both Ludshott and Bramshott Commons which are easily accessible.

Local equestrian centres include Nodwood House Equine (2.9 miles), Parwood Equestrian Centre (18.5 miles), Coombelands Equestrian Centre (23.7 miles) Hickstead Showground (38 miles) Cowdray Polo Club (12 miles).



Lot 2

Lot 2 - 3 acres available by separate negotiation.

Location

The property is situated in a quintessential English country setting, backing onto paddocks in the village of Passfield. Passfield has a village shop providing most things needed for day-to-day living, whilst more extensive facilities are available in Liphook, which also benefits from a mainline railway station, with the service to London Waterloo taking about 66 minutes. Further comprehensive facilities are available in Haslemere, Petersfield, Farnham and Guildford. The A3 at Liphook provides access to the national motorway network, Heathrow and Gatwick airports.

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

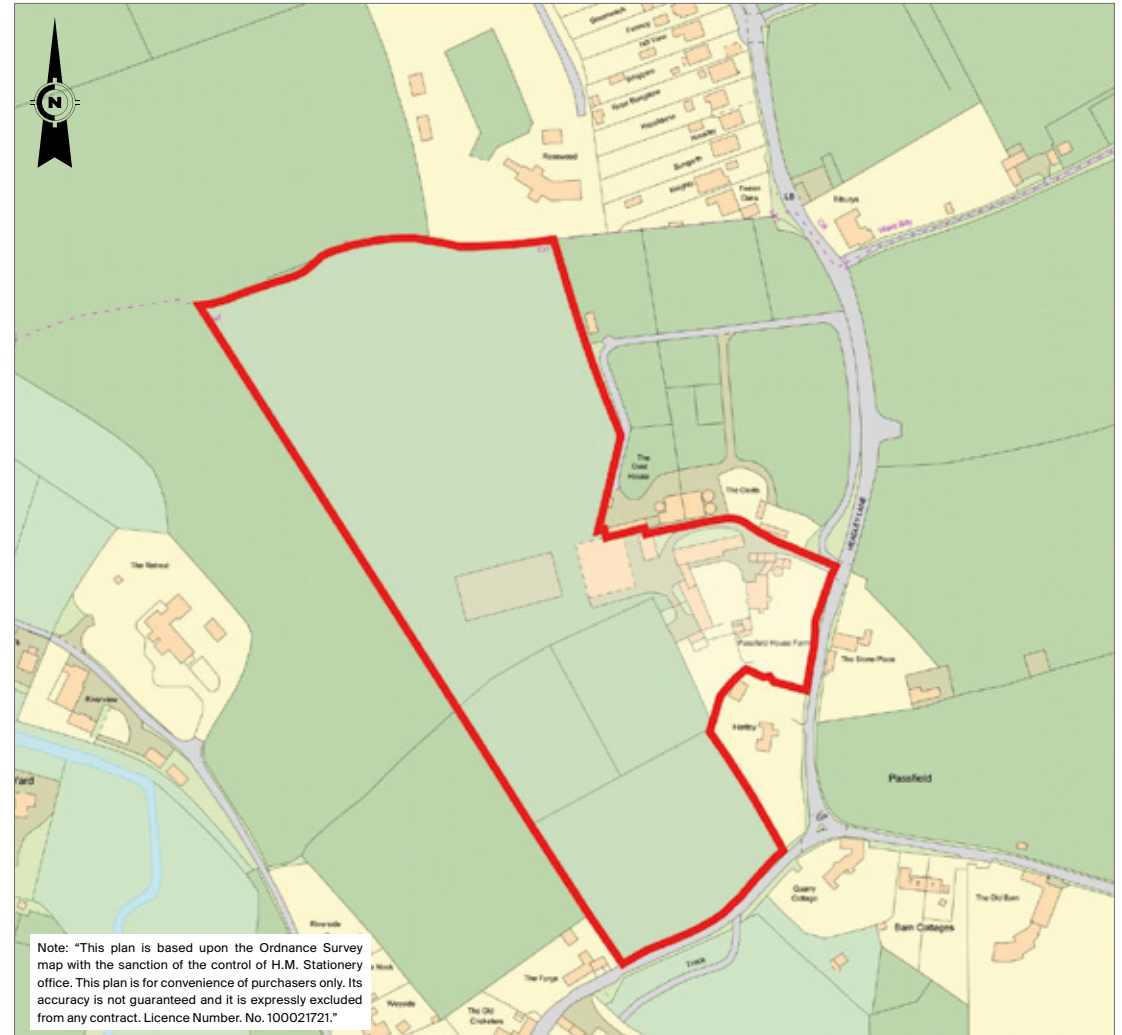
Only those mentioned in these sales particulars are included in the sale. All other items, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated January 2024. Photographs and videos dated July 2023.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com



