



HOME FARM

Blackdown Park, Haslemere, West Sussex



A BEAUTIFULLY PRESENTED PERIOD COUNTRY HOUSE

Recently extended and refurbished in 2018, located in an elevated setting
with magnificent views across The South Downs National Park.

Summary of accommodation

Reception hall | Drawing room | Dining room | Family room | Kitchen/breakfast room | Study | Utility room
Cloakroom | Shower room | Wine cellar

Principal bedroom suite with dressing room | Six further bedrooms | Six further bathrooms (five en suite) | Dressing room | Attic

The Annex: Kitchen/living room | Utility | Two bedrooms | Two bathrooms

Home gym | Yoga/dance studio | Home office

Attractive garden and grounds | Extensive outbuildings | Swimming pool and spectacular pool house | Barn | Workshops & storerooms
Garage | Carport with gardeners' room & utility room | Paddock | Large meadow | Historic parkland and woodland

In all approximately 32.15 acres

Distances: Haslemere 4 miles (trains to London Waterloo from 53 minutes), A3 5 miles, Petworth 7 miles, Godalming 13 miles
Petersfield 17 miles, Guildford 19 miles (trains to London Waterloo from 39 minutes), M25 (J10) 27 miles
London Gatwick 37 miles, London Heathrow 40 miles, Central London 43 miles
(All distances and times are approximate)



SITUATION

Home Farm occupies an idyllic setting on the Surrey/West Sussex borders within the South Downs National Park with a wide array of amenities within easy reach

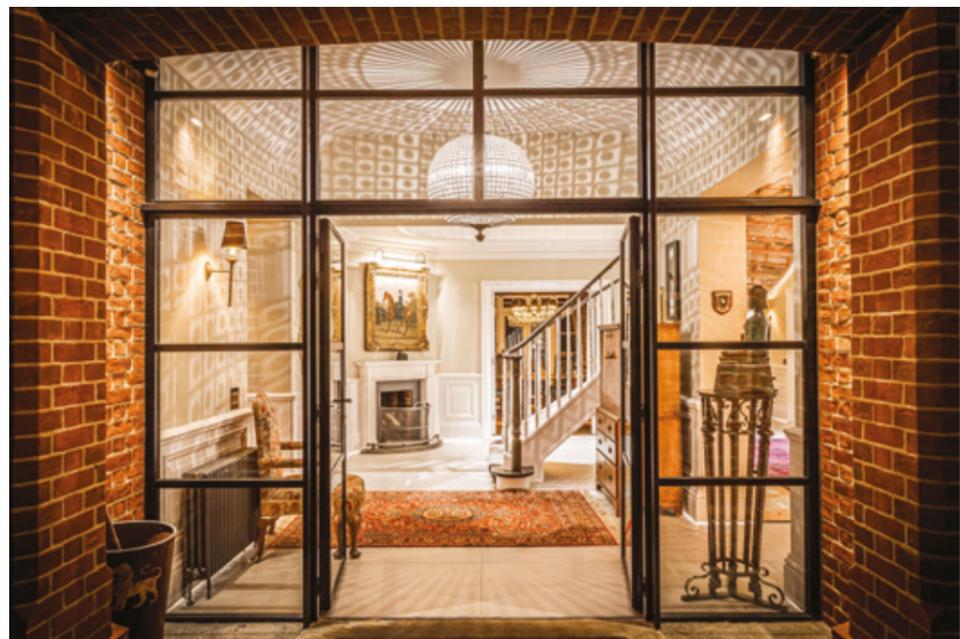
Schools: St Ives, Haslemere (girls prep school), Seaford College, Petworth (co-ed public school), Charterhouse, Godalming (co-ed public school) Prior's Field, Godalming (girls public school), St Edmund's, Hindhead (co-ed prep school), Amesbury, Hindhead (co-ed prep school), Highfield School, Liphook (co-ed prep school), Bedales (co-ed public school) and The Petersfield School (co-ed state school).

Horse Racing: Glorious Goodwood and Fontwell Race Course.

Motor Racing: Goodwood Festival of Speed and Goodwood Revival.

Polo: Cowdray Park

Golf: Cowdray Park, Hindhead, Liphook, Old Thorns Golf & Country Estate and Chiddingfold.



HOME FARM

Originally forming part of the historic Blackdown Park Estate, Home Farm is in a prime location within the South Downs National Park and has easy access to Haslemere, Midhurst and Petworth and is not far from the beautiful village of Lurgashall. The house occupies a superb elevated position on Blackdown boasting astonishing southerly views over its own land and beyond over the countryside of Surrey and West Sussex

The house flows beautifully and offers a series of well-proportioned reception rooms with impressive ceiling heights. Of particular note are the spacious drawing room, elegant dining room and pool room. The open plan kitchen/breakfast room includes white granite surfaces, an AGA and partially vaulted breakfast area, with floor to ceiling Crittall door windows which accentuate the views even further.







The first and second floors offer spacious and well-designed bedroom accommodation, including a superb principal bedroom suite, an additional bedroom suite, six further bedrooms and six bathrooms.



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



Approximate Gross Internal Area
 Cellar 202 sq. ft / 18.73 sq. m | Ground Floor 3,181 sq. ft / 295.60 sq. m | First Floor 2,587 sq. ft / 240.41 sq. m | Second Floor 1,435 sq. ft / 133.35 sq. m | Mezzanine 217 sq. ft / 20.14 sq. m
 Outbuilding 721 sq. ft / 67.00 sq. m | Garage 762 sq. ft / 70.80 sq. m | Barn 641 sq. ft / 59.63 sq. m | Pool House 1,021 sq. ft / 94.90 sq. m | Annexe 3,883 sq. ft / 360.80 sq. m
 Total 14,650 sq. ft / 1,361.36 sq. m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



The Pool House

SECONDARY ACCOMMODATION AND OUTBUILDINGS

The property has a number of substantial outbuildings to the west of the house, one of which 'The Annexe' has been converted to a two bedroom self-contained annexe, ideal for staff and guest accommodation. Other outbuildings include two garages, a workshop, a large storage room, a further large barn and storage space, a gym & yoga/dance studio and a large home office. Overlooking the pool is a wonderful pool house with kitchen area, home cinema and outdoor dining terrace.



The Pool House



The Pool House

GARDENS AND GROUNDS

To the front, the formal grounds comprise extensive areas of lawn, a well-planted rockery, and a number of shrubs and meadow grasses along the eastern boundary. The gardens at the rear are arranged over a number of levels, with well-planted flower borders, shrubs and mature trees.

PARKLAND AND WOODLAND

To the south of the house either side of the principal drive are two fields, ideal for horses or grazing, once forming part of the historic Blackdown Estate parkland which was established in approximately 1640. Further to the south is an area of beautiful mixed woodland which is designated common land.

PROPERTY INFORMATION

Designations: The property is within the South Downs National Park authority. The woodland to the south is classified as common land.

Services: Mains water and electricity, oil-fired central heating and private drainage. The property is equipped with Fast Direct Broadband and two EV charging points. The annexe is heated by its own LPG gas boiler (400 litres).

EPC

The House – E | The Annexe – D

Local Authority: Chichester District Council: 01243 785 166.

Council Tax Band

The House – H | The Annexe/office/gym – A

Tenure: Freehold

Postcode: GU27 3BU

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