



Bordean Manor, Petersfield

**Price Guide £695,000**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS

## Bordean Manor, Petersfield

Williams of Petersfield are delighted to offer West Lodge, a charming four-bedroom Grade II listed Victorian semi-detached home within the curtilage of Bordean Manor, that perfectly balances period character with thoughtful modern updates. Tucked away in the hamlet of Bordean, the property enjoys a semi-rural setting with a large garden.

Approached through an impressive entrance and a sweeping shared driveway, the house provides ample parking, along with a large double garage and log store. Inside, the accommodation is both flexible and welcoming. There are two characterful reception rooms and a light-filled open-plan kitchen/dining room with a vaulted ceiling, creating a wonderful space for family life and entertaining. A separate utility room, boot room and family bathroom add practicality, while two ground floor double bedrooms, one with an ensuite shower room, offer versatility.

Upstairs are two further double bedrooms, including one with its own ensuite, providing a more private space.

The gardens are a real feature of the home, thoughtfully landscaped and enclosed by hedging, with generous lawns, mature borders and attractive stone and flint walls. A secluded patio, a stunning orchard together with a greenhouse and raised beds are perfect for an outdoor lifestyle. Included in the sale is a beautiful shepherd's hut, situated in the orchard, which could be used as a home office or a quiet retreat.

West Lodge is a wonderful opportunity to enjoy character, space and countryside living in a truly special setting. Viewing is highly recommended.

EPC Exempt / Tax Band - D



### Location - Bordean

Bordean is a small hamlet nestled between the villages of Froxfield and Langrish in East Hampshire. It lies just to the west of Petersfield, approximately 3 miles from the town centre (a five-minute drive) and has good transport links. The hamlet is surrounded by woods and attractive farmland and sits within the South Downs National Park, an area renowned for its natural beauty, rolling hills and an extensive network of footpaths and bridleways. There are ample opportunities for walking and cycling, making it particularly appealing to those seeking a rural lifestyle whilst remaining close to local amenities.

Although Bordean itself is a quiet hamlet with a scattering of homes and farms, residents benefit from its proximity to the vibrant market town of Petersfield which offers a comprehensive range of shops, supermarkets, and leisure facilities, as well as a mainline railway station with direct services to London and Portsmouth. The property is located near two sought-after primary schools in Froxfield and Langrish and there are excellent state and independent secondary schools in Petersfield.

### Local authority

East Hampshire District Council  
Penns Place, Petersfield  
Hampshire, GU31 4EX  
01730 266551

### Tenure

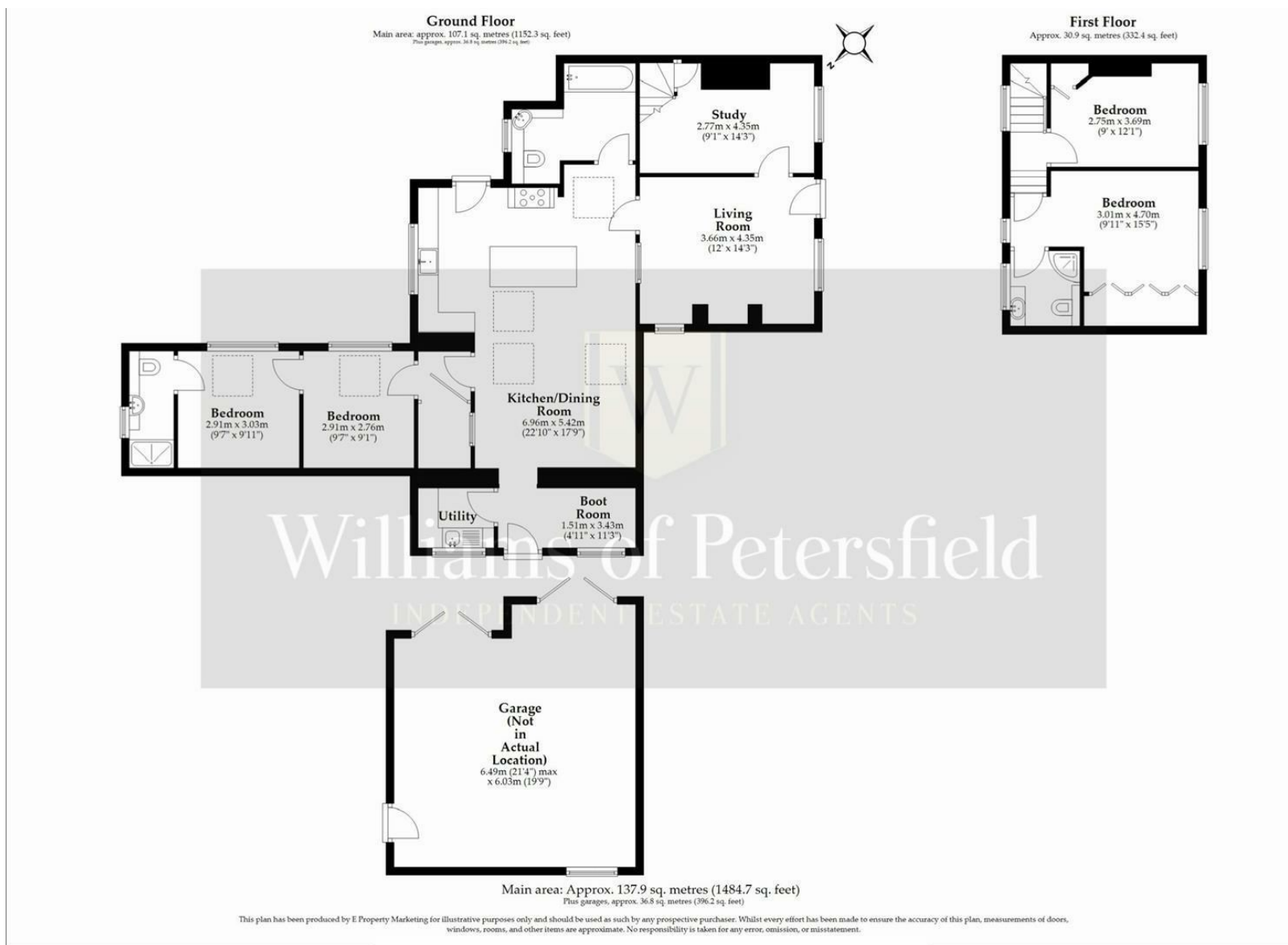
Freehold

### Additional Information

Mains Electricity, Water,  
And Private Drainage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





## Williams of Petersfield

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