

EQUESTRIAN



High Pitfold, Hindhead
Surrey, GU26

HAMPTONS
INTERNATIONAL

Beyond your expectations

A Grade II listed farmhouse with equestrian facilities

Hamptons International

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www.hamptons.co.uk

3/4 Bedrooms | Bathroom | Sitting Room | Dining Room | Family Room/Bedroom 4 | Bathroom
2/Cloakroom | Kitchen/Breakfast Room | Outbuildings | Stable Block | Tack Room | Hay Loft | Barn |
Grooming Room | Outside WC | Feed Store | Office | Gardens | Menage | Approxiamately 18 Acres

Guide Price £1,395,000 Freehold

Description

A simply unique opportunity to purchase a beautiful Grade II listed farmhouse. Set in grounds of approximately 18 acres in this unspoilt rural position on the edge of Haslemere. This delightful farm house and grounds provides a comprehensive range of equestrian facilities including a period stone barn and brick built stable building with grooms room above. In later years the addition of further stables have been built in an enclosed yard with gated access to a ménage and paddocks beyond. The Farmhouse provides practical yet versatile accommodation arranged over two floors retaining much character associated with a property of this period, including exposed timbers and inglenook fireplaces. There are three reception rooms on the ground floor and a large kitchen. In addition there is a second family bathroom and a large utility room. The first floor is of equal merit providing three double bedrooms and a family bathroom.

Outside

There are formal gardens to the front and rear which are predominately laid to lawn. Gates lead to a large area of parking which in turn leads to a range of outbuildings, including a Grade II listed stable block comprising of a Tack Room, Hay Loft and former Grooms accommodation with adjoining open barn. In addition there is a further 47ft brick built barn and various other store rooms. Side access is gained to the stable yard with 13 stables giving direct access to acres of paddocks and a separate floodlit ménage.

Location

Situated in a highly regarded semi-rural location between Haslemere and Hindhead providing convenient access to local shops, restaurants and public houses in both locations. Schooling in the area is also excellent as are the sports and leisure facilities. From Haslemere there is excellent rail links to London Waterloo via the mainline station The coast is also readily accessible by rail and road. There are many acres of fine countryside close at hand, much of which is under the ownership of the National Trust with miles of bridle and public paths providing scope for both walking and riding.

Additional Information

Services: Private Drainage

Local Authority: Waverley Borough Council



Floorplanz © 2016
0845 6344080 Ref: 164008

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

High Pitfold, Hindhead

Approximate Gross Internal Area = 183.4 sq m / 1974 sq ft

Cellar = 20.7 sq m / 223 sq ft

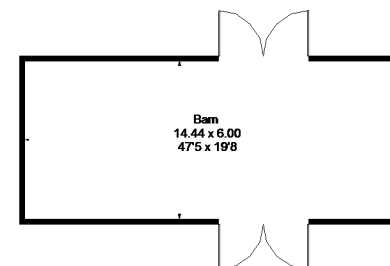
Garages = 35.2 sq m / 380 sq ft

Barn = 86.7 sq m / 933 sq ft

Stables = 273.3 sq m / 2941 sq ft

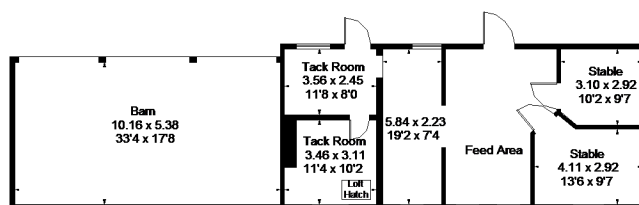
Outbuilding = 237.4 sq m / 2554 sq ft

Total = 836.7 sq m / 9007 sq ft



Outbuildings

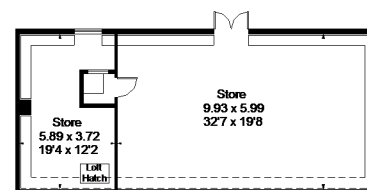
(Not Shown In Actual Location / Orientation)



Ground Floor

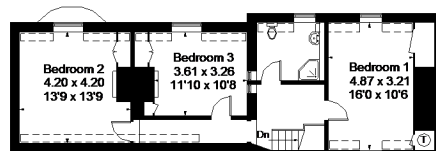
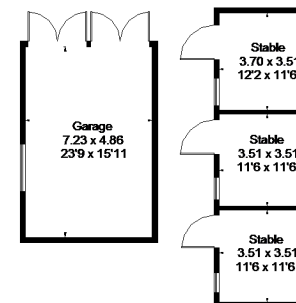
Outbuilding

(Not Shown In Actual Location / Orientation)

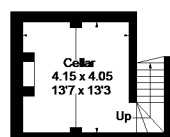
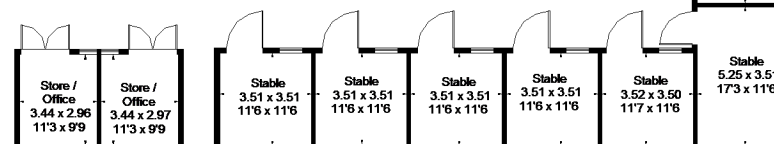


First Floor

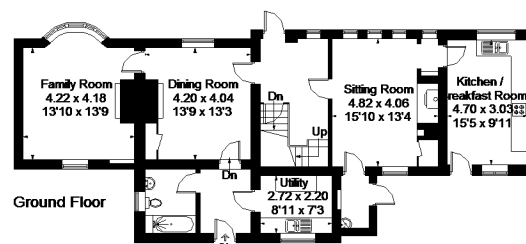
□ = Reduced headroom below 1.5m / 5'0"



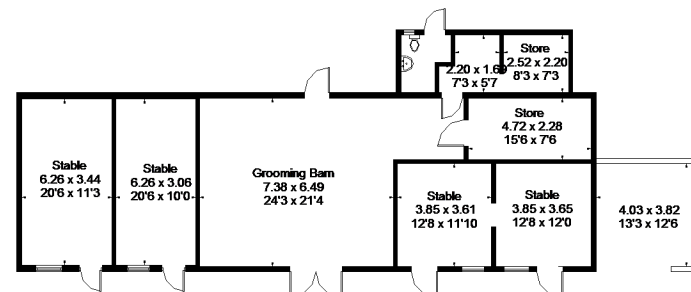
First Floor



Cellar



Ground Floor



FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

