



## Hurst Farm House

HURST | PETERSFIELD | WEST SUSSEX | GU31 5RF

Wilson | Hill

**The House** – Master Bedroom | Guest Bedroom with Ensuite Shower Room | 4 Further Bedrooms | Family Bathroom | Shower Room | Wash Room | Drawing Room | Family Room | Study | Open Plan Kitchen/Breakfast Room leading to Sitting and Dining Room | Second Kitchen | Cellar

**The Barns** – Main two storey barn | Adjacent Pool House/Store | Laundry/Workshop with Garden WC | Further Stores and Garaging including Log Store | Granary with further Garaging and Store Room above | Garden Stores and Green Houses | Extensive Parking | Attractive Gardens with Paddock beyond  
In All About 2.4 Acres (0.97ha)

Mileages: South Harting 1.5 miles, Petersfield 2.3 miles, Chichester 13 miles, Guildford 28 miles, London 60 miles.







## I The Property

Hurst Farm House is a lovely Grade II listed Sussex farmhouse dating we believe originally from the 18th Century with later additions, with mellow brick and stone elevations under a tiled roof. The property is a much loved family home and is being marketed for the first time in nearly 40 years. The house is currently divided into two parts, the main house and then an annexe, but assuming the majority of people would want to occupy it as one, we have written the details making that assumption.

The house offers bright, well proportioned rooms and is very flexible in the way it can be used. The other principle feature of the property are the extensive outbuildings with the main two storey barn, a separate granary building, and further garages and stores. Adjacent to the house there are lovely gardens with a paddock beyond. The grounds total about 2.4 acres in all. This is a rare opportunity to buy a farmhouse with outbuildings and an early appointment to view is strongly recommended.





## Location

Hurst is a small hamlet out in the country in the heart of The South Downs National Park between Petersfield and South Harting. The nearest facilities are either in South Harting which has a pub, shop/post office or Buriton with its two pubs. Petersfield and its comprehensive range of facilities including Waitrose and a mainline station with train services to London Waterloo in just over an hour is 2.3 miles away and is particularly blessed with an excellent range of schools including Bedales, Churchers College.

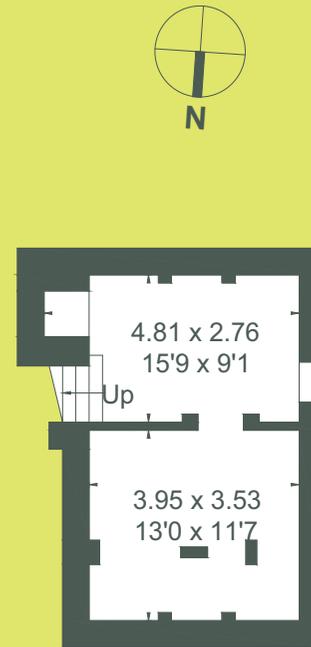
The other popular local school, Ditcham Park is just 3 miles from the house. In the state sector there is TPS in Petersfield and Bohunt at Liphook. The A3 provides good regional transport links to the M25 and beyond and the larger centres of Winchester, Guildford and Chichester are all within reasonable driving distance, as are Goodwood and the harbours and creeks of the South Coast. There are good number of footpaths and bridleways in the surrounding area including The South Downs Way and The Sussex Border Path.



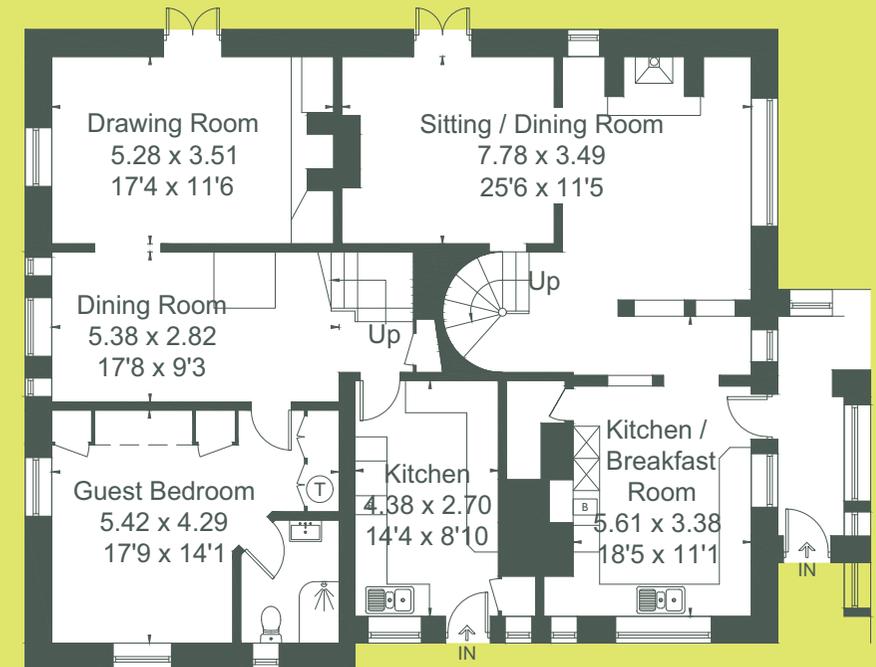
## Outside

A gravel in and out driveway leads up to the house and farmyard. The barns are all accessed from the yard. Across from the house there is a workshop and laundry room and then extensive garaging in single storey barn that then connects to the two storey main barn with two large open areas with storerooms off on two floors. Behind this is the swimming pool barn and adjacent to this the heated swimming pool surrounded by terracing and enclosed by an attractive brick and stone wall. Within the farmyard there is also a separate granary building with a large double garage on the ground floor and a loft room above. Within the gardens there are various outbuildings including three greenhouses and two stores.

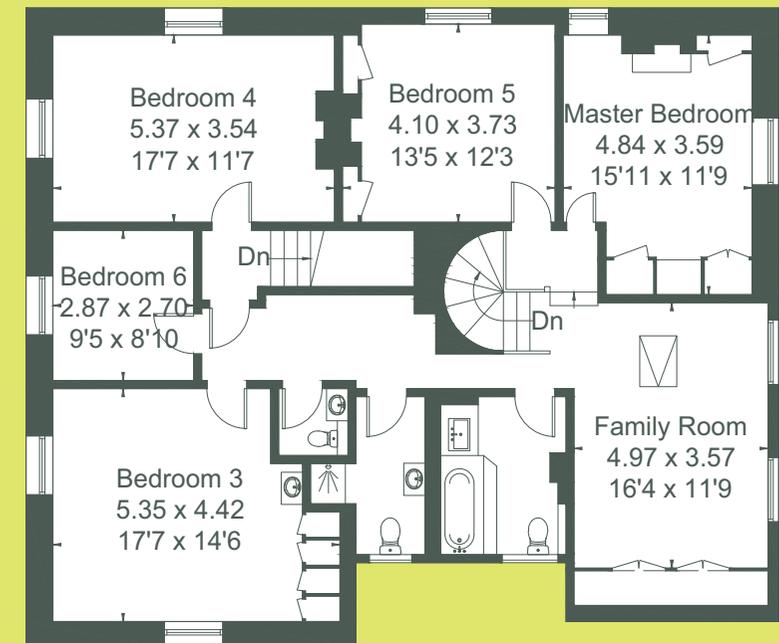
The gardens are a particularly attractive feature lying to the rear and side of the house. Immediately behind the house adjacent to the barn there is a large terrace and a path then leads on up to the swimming pool. The gardens consist of large open areas of lawn bounded in places by shrub and herbaceous borders and there are two ponds, one ornamental and one wildlife one and beside this there is a lovely walnut tree. Gates lead from the farmyard and the garden to the paddock and attractive views can be enjoyed over open countryside from much of the house and garden. The grounds as a whole total about 2.4 acres.



Cellar



Ground Floor



First Floor

= Reduced head height below 1.5m

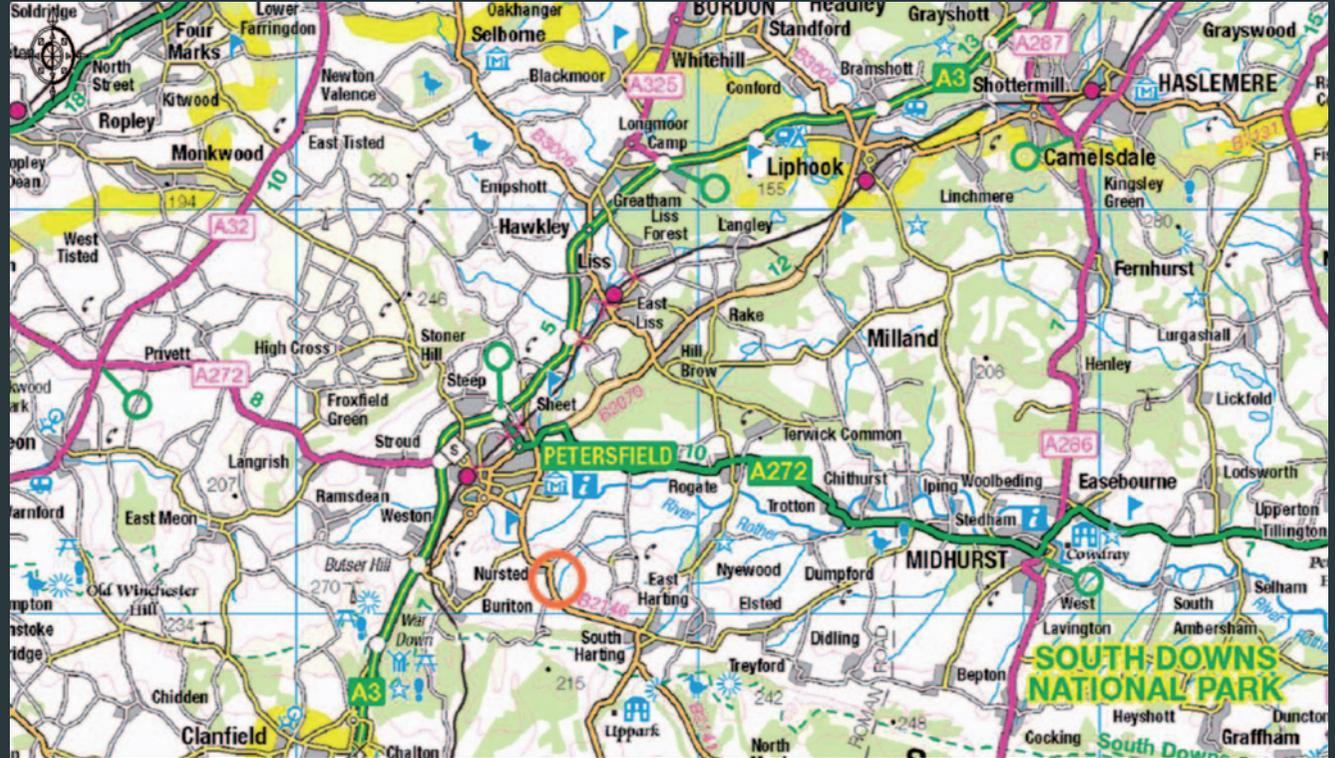
Approximate Area = 292.1 sq m / 3144 sq ft  
 Cellar = 27.3 sq m / 294 sq ft  
 Outbuildings = 409.6 sq m / 4409 sq ft  
 (Including Garages)  
 Total = 729 sq m / 7847 sq ft  
 Including Limited Use Area  
 (16.6 sq m / 179 sq ft)

Approximate Area = 409.6 sq m / 4409 sq ft (Including Garages)



## Directions to GU31 5RF

Heading south on the A3, on arriving at Petersfield, take the first exit signed to Midhurst A272. Follow the slip road along to the roundabout and take the first exit signed to Midhurst. Go down the hill and after about 300 yards turn right into Pulens Lane, signed to South Harting. Follow this road for 1 mile and then turn left onto the B2146 towards Chichester. Proceed along this road for 1 mile where you come to the West Sussex county boundary sign, carry straight on for a further 0.2 miles where the entrance to Hurst Farm House will be seen on the right hand side.



© Promap

**Services:** Mains water via a farm supply, further details will be provided by our client's solicitor, mains electricity, heating and hot water via two oil fired boilers, one for the main house and one for the annexe area, Calor gas boiler heating the pool.

**Council:** Chichester District Council  
[www.chichester.gov.uk](http://www.chichester.gov.uk) 01243 785166

**Council Tax:** House Band G, Annexe Band A

Wilson Hill have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Maps and plans shown as a guide only.

Details and photographs dated July 2020.

