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SOUTH DOWNS
NATIONALPARK

Catherington, Nr Petersfield, Hampshire

A lovely equestrian home offering 4 bedrooms, 4 reception rooms and an integrated one-bedroom annexe, floodlit manège, stables and approximately 2.25 acres of land.



Mileages (approximate)

Clanfield – 2 miles
Petersfield – 8 miles
Winchester – 20 miles

Summary of Accommodation

Ground Floor

Entrance Hall, Study, Family Room, Sitting Room
Dining Room, Kitchen/Breakfast Room, Utility.

Annexe

Sitting Room, Bedroom, Shower Room, Cloakroom.

First Floor

4 Bedrooms, Bathroom.

Outside

Paddocks, Floodlit Manège, 3 Stables, Field Shelter
Workshop, Wood Store, 2 x Garages, Parking for
horse lorries and trailers.

Description

This pretty cottage is surrounded by countryside and has been sympathetically extended by the current owners.

The property is ideal for equestrian enthusiasts and lifestyle with good facilities and an abundance of local outriding.

The house itself presents a comfortable and versatile arrangement of accommodation with character features throughout.



On the ground floor is a well fitted open plan kitchen/breakfast room with utility, a dining room, a cosy sitting room with fireplace and log burning stove, a family room with feature fireplace and a study.

A door from the entrance hall leads to the annexe which has a sitting room, a bedroom, a shower room, and separate cloakroom, making it ideal to accommodate dual occupancy or as guest accommodation.

On the first floor and completing the accommodation are 4 bedrooms and a family bathroom.

Outside

The property is approached via a private driveway with ample parking for cars, horse lorries and trailers.

There are currently three stables with power and an automated water supply, a field shelter, floodlit manège and paddocks enclosed by post and rail fencing.

Pretty gardens lie to the front and rear of the house with lawn, mature shrub, and tree specimens plus established vegetable plot

There are 2 garages, a workshop, wood store and separate timber store/shed.

Situation

The house is positioned within glorious countryside in the protected South Downs National Park.

Nearby are a good range of facilities, including shops, and doctor's surgery at Clanfield. Hambledon has a village store and

Petersfield with its comprehensive range of facilities including Waitrose, together with a mainline station with train services to London Waterloo is 8 miles to the north.

The area has an excellent range of schools including Bedales, Churchers College and Ditcham Park and in the state sector there is The Petersfield School 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.

Services: Mains electricity and water. Private drainage and oil-fired central heating

Local Authority: East Hants Council

Tenure and Possession: The property is offered for sale Freehold.

Viewing:

Strictly by appointment with The Country House Company.

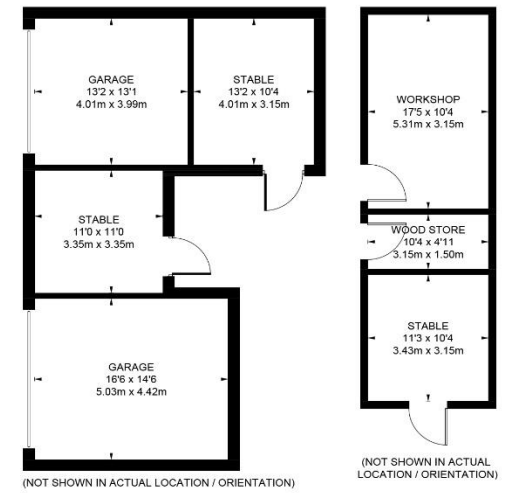
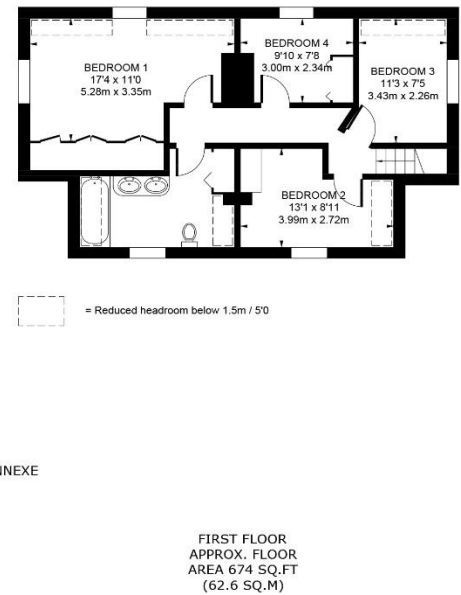
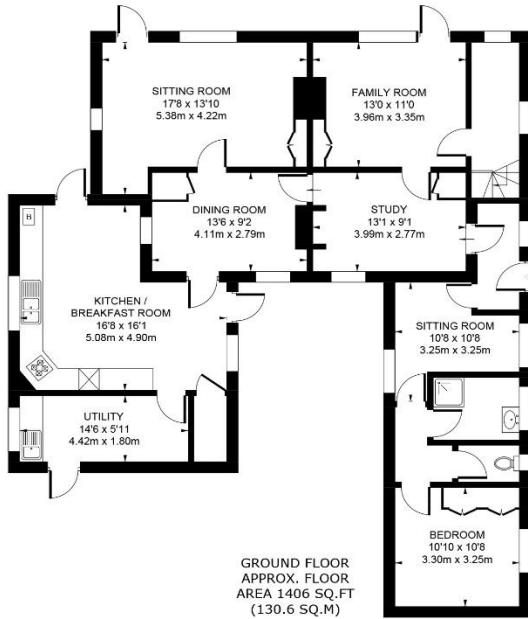
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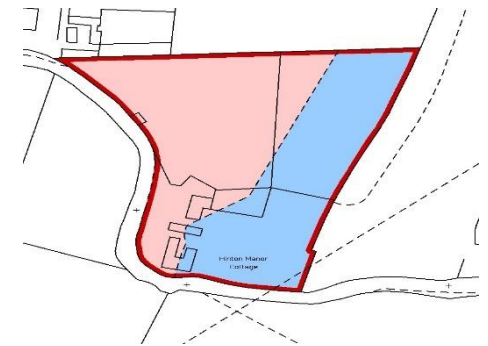
Disclaimer: (including fixtures and fittings)

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TOTAL APPROX. FLOOR AREA 2080 SQ.FT (193.2 SQ.M)
OUTBUILDINGS 1046 SQ.FT (97.2 SQ.M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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