





# NURSTED, PETERSFIELD

**stunning, converted Grade II Listed barn offering stylish accommodation in excess of 4,000 sq. ft, situated within a glorious setting, overlooking countryside, within approximately 2 acres of manicured gardens. This elegant home is within the South Downs National Park approximately 2 miles from Petersfield which has train services to London.**

## ACCOMMODATION

**6 DOUBLE BEDROOMS, 4 BATHROOMS (3 EN SUITES), SPACIOUS KITCHEN/BREAKFAST ROOM, DRAWING ROOM, DINING ROOM, CLOAKROOM, STUDIO, SUMMERHOUSE AND GARAGE**



**The Country House Company**

**02392 633026**

[katep@countryhousecompany.co.uk](mailto:katep@countryhousecompany.co.uk)

[www.countryhousecompany.co.uk](http://www.countryhousecompany.co.uk)

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### Main House

This impressive home offers excellent versatility of living space and has been the subject of sympathetic refurbishment by the current owners. Whilst retaining all the essence of the original building, its contemporary styling has transformed this property into an elegant, light, contemporary home.

Magnificent features can be seen throughout the house, but in particular the vaulted drawing room which steps down to an area for dining with double sided log burning stove set within a central stone fireplace.

There is a stunning bespoke, 'Sebastian Cox' kitchen/breakfast room with Redfyre Stove and master bedroom with minstrel gallery.

Three of the double bedrooms, including the master bedroom have ensuite facilities, with a further two double bedrooms, a gymnasium/bedroom six, a family bathroom and cloakroom completing the accommodation in the main house.



### Studio

Connected to the house but accessed externally, is the studio which is ideal for those looking to accommodate a home/office lifestyle, or could be instated into the main house (subject to planning permissions) if preferred.

### Outside

The gardens are a superb feature and have been beautifully landscaped to include large areas of manicured lawn with perennial borders, a wild flower meadow, a sun terrace and two natural ponds.

There is a pretty summerhouse and timber garage plus driveway accessed via electric gates to ensure a good degree of privacy.

### Situation

The property is elevated and set back from the lane within the Hamlet which lies just over 2 miles on the edge of Petersfield which is a traditional market town with a wide variety of amenities to include supermarkets and train services to London.



Travel to London is also possible by road via the A3 and tunnel at Hindhead.

The area offers an excellent range of schools including Bedales as already mentioned, Churchers College, Ditcham Park and in the state sector The Petersfield School (TPS) and Bohunt.

Local bridleways and footpaths are in abundance including the South Downs Way, Hangers Way and Sussex Border Path. For Sailing enthusiasts, the South Coast with its numerous harbours is also nearby.

**Services:** Mains electricity. Private water and private drainage (private treatment plant). Oil-fired central heating.

**Local Authority:** East Hants Council.

**Tenure:** The property is offered for sale Freehold.

**Viewing:** Strictly by appointment via The Country House Company

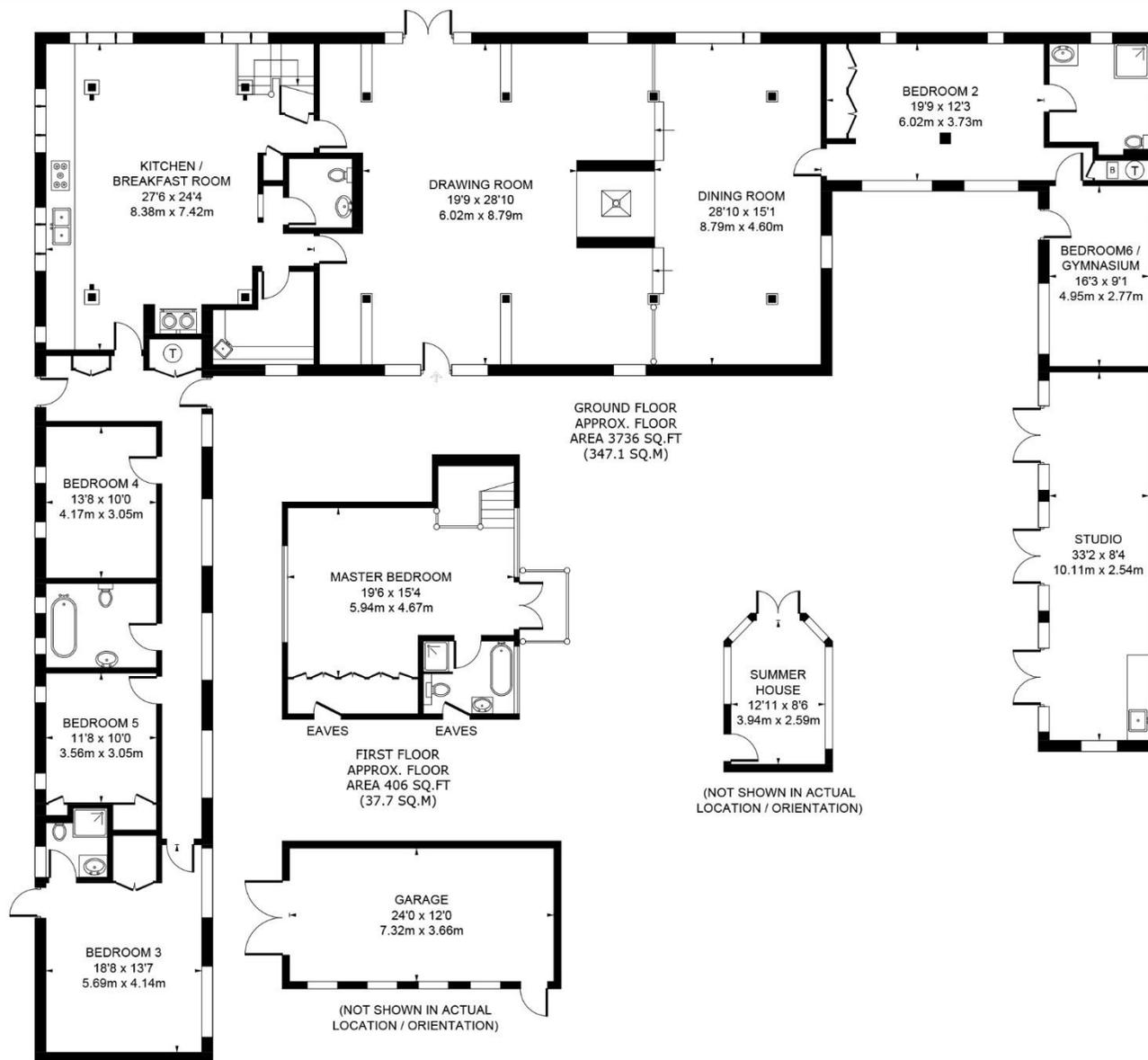
**Tel:** 02392 633026

**Email:** [katep@countryhousecompany.co.uk](mailto:katep@countryhousecompany.co.uk)

**Prior to making an appointment to view, the agents strongly recommend that you discuss any points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.**







**TOTAL APPROX. FLOOR AREA 4142 SQ.FT (384.8 SQ.M)**

**GARAGE 286 SQ.FT (26.6 SQ.M)**

**SUMMER HOUSE 106 SQ.FT (9.9 SQ.M)**

**TOTAL 4534 SQ.FT (421.3 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.

floorplansUsketch 2020 (ID 641586)









**DIRECTIONS:** Take the B2146 (Sussex Road). Pass the boating lake and golf course and as you enter the s bend with tree canopy, the driveway to the property is on the right-hand side, set into the bank.



The Country House Company

02392 632 275 [www.countryhousecompany.co.uk](http://www.countryhousecompany.co.uk)

[sales@countryhousecompany.co.uk](mailto:sales@countryhousecompany.co.uk) ▪ [lettings@countryhousecompany.co.uk](mailto:lettings@countryhousecompany.co.uk)

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