



## Stunning barn conversion south facing gardens

High Pitfold Farm, High Pitfold, Hindhead, Surrey, GU26 6BN

Freehold





Open plan living • Boot & utility room • Snug & TV room  
• 4 bedrooms (2 en suite) & a family bathroom • South  
facing gardens • Double open car port • Garden of  
about 0.8 of an acre

#### Local information

High Pitfold House is situated close to the Surrey/Hampshire border close to both Hindhead and Grayshott villages and extensive areas of open National Trust heath and the Devil's Punch Bowl.

Hindhead is equipped for your daily needs with a post office, cafes, antique shops, a petrol station and the Devil's Punchbowl public house. Grayshott is a thriving village in North East Hampshire, offering an extensive collection of day to day shopping needs with a popular butcher, bakery and independent vintner, doctor's surgery, two mini supermarkets and a collection of restaurants and a public house. Also nearby is the popular market town of Haslemere offering an excellent shopping including a range of independent shops, a Waitrose, M&S Foodhall and several restaurants and pubs.

The A3 at Hindhead provides a fast road link to London (45 miles), Portsmouth (27 miles) and Gatwick and Heathrow Airports. Haslemere railway station, around 4 miles away offers a regular services to London Waterloo (within an hour).

There is a good selection of state and private schools in the area, including Grayshot Primary, Amesbury, St. Edmund's, The Royal School, Woolmer Hill, Bohunt School and College, and Highfield. Also nearby are

Edborough School, More House, Frensham Heights, Bedales, Aldro, Charterhouse, Prior's Field and St Catherine's and prep schools.

Sporting facilities include golf at a number of local clubs including Liphook, Old Thorns, Hankley Common and Hindhead. Polo at Midhurst, racing and flying at Goodwood and sailing at nearby Frensham Great Pond and on the south coast at Chichester Harbour.

The surrounding Surrey Hills offer ample scope for walking, cycling and riding in beautiful countryside, some of which are most notable National Trust beauty spots. In addition to the Devils Punch Bowl are the lakes and woodland around Waggoners Wells, Bramshott Common, Ludshott Common, Passfield Common, Frensham Great and Little Ponds and Hankley Common.

#### About this property

High Pitfold Farm is a stunning property created out of Grade II listed former farm buildings constructed in the early 20th Century of traditional timber frame construction and malmstone. The barn and stable block have been completely renovated to a high standard, complimenting the beautiful period features and now provides impressive and comfortable accommodation. Characterful features throughout include a high-pitched, long-hipped swept



tiled roof, exposed oak beams and frames, stone and brick walls, stone and timber floors.

A central entrance hall links the two elements of the property with the barn accommodating a fantastic everyday living space and the old stable accommodating further reception space and the bedrooms.

The main open plan living area spans over 47 feet and is an impressive space set beneath the barn's vaulted ceiling with a set of bi folding doors on both sides which generate a fabulous amount of natural light to fill the space and views out to the east facing driveway and west facing rear terrace and gardens. The areas for the kitchen, dining and seating are clearly defined by change in the flooring. The kitchen and family area has a wide plank timber floor and the central dining area has a suitably rustic limestone floor. This is an excellent entertaining space with enough room for a banqueting table and lounge seating set before the warming contemporary log burner, which also feels cosy enough for family time. The kitchen contemporary shaker style kitchen blends naturally into the characterful space, featuring an island with breakfast bar seating, gas AGA with electric oven module, built in dishwasher and a boiling water tap.

The ground floor of the converted stables comprises a snug and TV room, created of the former stable block stalls. There is also a boot room, utility room, cloakroom and a ground floor bedroom with en suite shower room.

Via a spiral wrought iron staircase is the bedroom accommodation, which includes the principal bedroom with French doors providing a far reaching west facing view across the garden and paddocks beyond and also benefits from a generous wet room style en suite and a dressing area with built in wardrobes. There are a further two double bedrooms and a family bathroom with roll top bath and separate shower.

Outside High Pitfold Farm is approached via a gravel driveway which provides parking for several cars and there is a double bay open car port.

To the rear, south facing side of the property is paved terrace providing an excellent space for outdoor dining, access directly from the open plan living area via the wide bi folding doors. The terrace enjoys a view across a generous, level lawn enclosed on its boundary by an established beech hedge. The garden area measure approximately 0.8 of an acre.

Services; Mains water, electric and gas.

**Tenure**

Freehold

**Local Authority**

Waverley Borough Council

**Viewing**

Strictly by appointment with Savills





Main House gross internal area = 3,143 sq ft / 292 sq m

Barn gross internal area = 272 sq ft / 25 sq m

Field Shelter gross internal area = 438 sq ft / 41 sq m

Open fronted external area = 399 sq ft / 37 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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