



# BURY LODGE

Hambleton, Hampshire



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Petersfield 10 miles | Winchester 15 miles | Portsmouth 12 miles  
London Waterloo from Winchester – 57 minutes  
(Mileages and times approximate)

A magnificent Grade II listed country house requiring modernisation, set in an elevated position nestled amongst 50 acres of its own parkland.

## Main House

Reception Hall | Sitting Room | Drawing Room | Dining Room | Kitchen/Breakfast Room  
2 Downstairs WC's | Utility Room | Playroom | Study | 7 Bedrooms  
2 Bathrooms | 2 Attic Rooms

**In all about 6,660 square foot**

## Lower Flat

Kitchen | Sitting and Dining Room | 2 Bedrooms | 2 Bathrooms

## Upper Flat

Kitchen/Dining Room | Sitting Room | 3 Bedrooms | 1 Bathroom

**Combine with the main house in all 9,275 square foot (House and Flats combined)**

## Old Coach House

Kitchen/Dining Room | Sitting Room | Master Bedroom with En Suite Bathroom  
3 Further Bedrooms | Shower Room

**In all about 1,712 square foot**

## Outside

Formal Lawns | Steps to top lawn | Outbuildings including Summer House and  
4 Garages | Extensive Parkland

**In all about 50 acres (20.23 ha)**



## SITUATION

Bury Lodge is a handsome Grade II listed country house with ancillary accommodation built in the early 1800's by the current family who have owned it for six generations. It is the first time that the house has been offered for sale to the open market.

The history of the house is extensive, with the current site originally being a hunting lodge belonging to the Duke of Albemarle. Bought in 1800, the original house was demolished and re-built in its current location, completed in 1808. It was requisitioned by the Royal Artillery during the Second World War and it was from here that King George VI inspected the troops prior to D-Day.

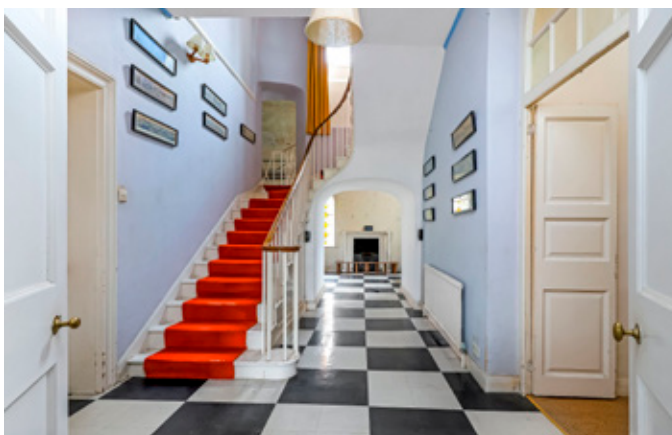
Gothic by design, faced with ornate flint walls and a slate roof with wraparound veranda formed by round flint columns, this is an attractive and substantial property.

Bury Lodge is situated within the middle of its own mature parkland in an elevated position on the edge of Hambledon Village and enjoys far reaching rural views. The parkland provides a private and picturesque setting, nestled in the southern corner of the South Downs National Park.

The property is in need of modernisation and represents a superb opportunity for anyone looking to create a magnificent country residence.

## THE PROPERTY

The main house, which totals over 9,000 square feet, is currently divided into the main house at the front and two large flats at the rear. Entering the main entrance porch which is flanked by octagonal buttresses containing a pointed archway with two doorways, set at an angle to each other. The main reception hall is an impressive entrance with full height vaulted ceiling and a minstrel's gallery with study and WC to the right. From here the hallway extends into the house, off which is the cosy sitting room with open fireplace and double doors onto the veranda. Continuing through, on the right is the main drawing room with a curved wall, parquet flooring, open fireplace and views across the parkland. There are three sets of double doors opening onto the veranda. Opposite is the impressive dining room again with parquet floors, fireplace and double doors into the garden. There is a kitchen/breakfast room, with larder and separate WC by the back door and a





large utility room and a play room which makes up the ground floor of the house.

On the first floor there are 7 double bedrooms. The master bedroom is a large double bedroom with built-in cupboards. Bedroom 4, at the front of the house, is a generous double bedroom with en suite bathroom. There are 5 further bedrooms, all of which are double rooms and most affording superb views across the parkland. There is a large family bathroom and two further attic rooms.

The flats are very well presented and could either continue to be used as some form of ancillary accommodation or could easily be incorporated back into the main house. The bottom flat has a kitchen, large sitting/dining room with woodburning stove. There are two bedrooms, one with an en suite shower room and further bathroom. The top flat has three double bedrooms and 1 bathroom. This flat has an open plan kitchen and dining area and separate sitting room with excellent views.

Across the drive from the house is the Old Coach House, which is a superb 4-bedroom cottage. On the ground floor there is an entrance hall, three bedrooms and a shower room, sitting room with wood burning stove and a large kitchen and dining room with vaulted ceiling. On the first floor is the master bedroom with en suite bathroom. Of particular note in this cottage are the feature curved windows which are in most of the rooms.

## OUTSIDE

The property is accessed from a single-track lane, with the gravel driveway sweeping through the parkland up to the house. There are formal lawns surrounding the house, which



--- Indicates restricted room height less than 1.5m.

# Bury Lodge

Approximate Gross Internal Area

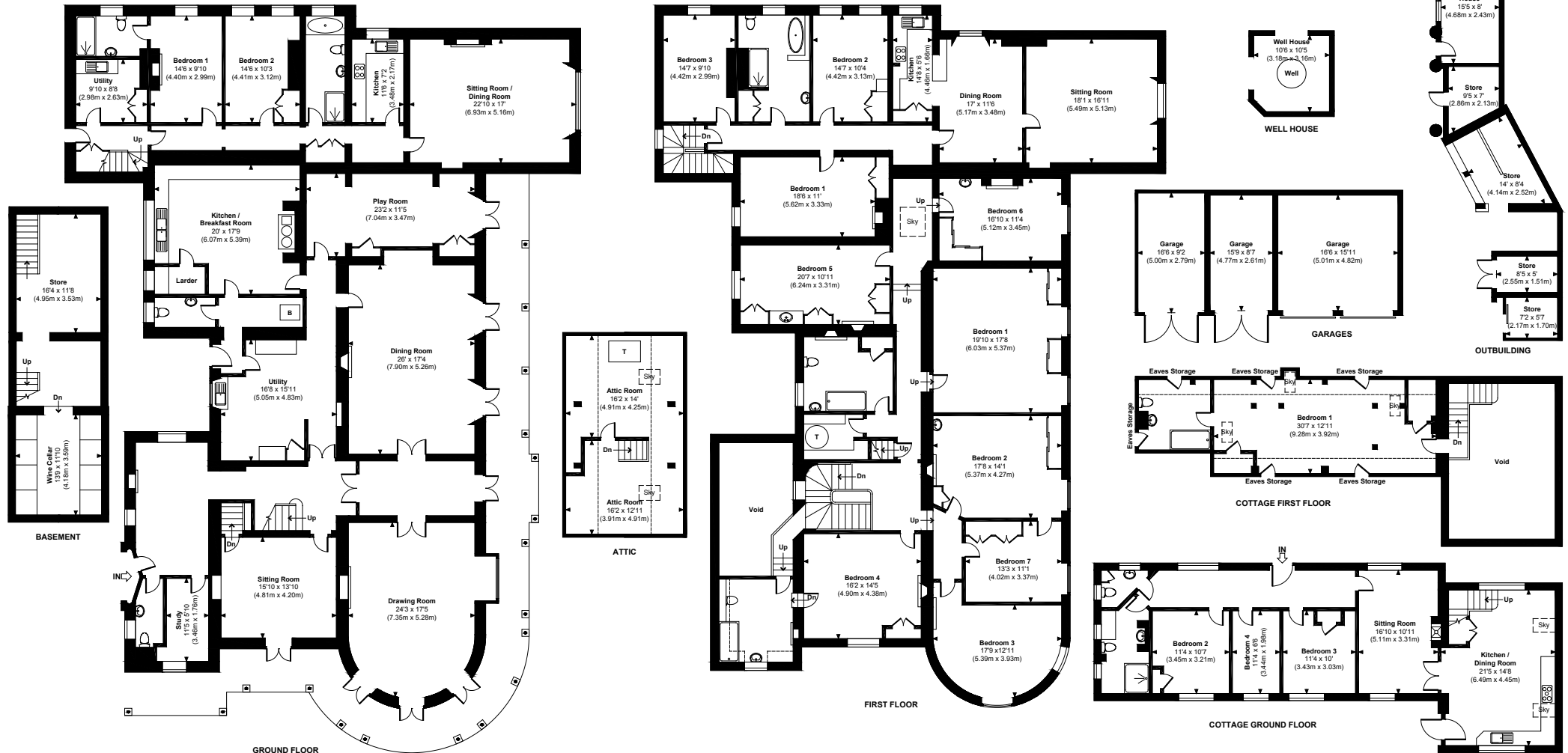
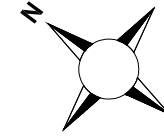
Main House = 6660 Sq Ft / 618.77 Sq M Ground Floor Flat = 1178 Sq Ft / 109.47 Sq M

First Floor Flat = 1437 Sq Ft / 133.46 Sq M Cottage = 1712 Sq Ft / 159.08 Sq M

Garages = 568 Sq Ft / 52.80 Sq M Outbuilding = 442 Sq Ft / 41.00 Sq M

Well House = 107 Sq Ft / 9.91 Sq M Total = 12104 Sq Ft / 1124.49 Sq M

Outbuildings are not shown in correct orientation or location. Includes areas with Restricted room height but excludes void.



on the southern elevation is an especially attractive feature being accessed from the veranda and many of the main reception rooms in the house. Steps from the southern lawn lead up to a further raised lawn area which wraps around the back of the house and down to the Old Coach House. Outbuildings include a former brick and flint store and summer house, which are now used for storage and a log store. There are also four garages. There is an attractive former well house which still retains the original workings.

The Park is a very prominent feature of the landscape, situated on a west facing slope above the main Hambledon Road and retaining the terracing from the Celtic period. Tree cover in the parkland follows the line of the ridge and consists of three belts running north-south. In all, the gardens and land extend to around 50 acres (20.23 ha).

## LOCATION

Bury Lodge sits on the edge of the popular village of Hambledon, surrounded by the countryside of the South Downs National Park. Hambledon, is famed as the 'cradle of cricket' due to its important role in the history of the sport and also boasts a renowned vineyard. There are a good range of local amenities including a public house, village shop, primary school and church. Nearby Petersfield is a very popular market town with good local amenities and a mainline railway station to London Waterloo.

## GENERAL REMARKS AND STIPULATIONS

### Method of Sale

The property is offered for sale by private treaty.

### Rights of Way

There are no public rights of way crossing the property.

### Services

Mains water, electricity and private drainage. Oil Central heating.

## IMPORTANT NOTICE

BCM LLP and BCM (IOW) LLP, for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

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### Tenure

Freehold with vacant possession.

### Local Authority

Winchester City Council- 01962 840 222

### Postcode

PO7 4QL

### Directions

From Winchester, take the Morestead Road. Proceed along this road until the end and turn left at the T-junction with the B3035. At the roundabout in Corhampton, turn right onto the A32, heading south. Take the second turning on the left, opposite a fuel station, signposted to Hambledon on the B2150. Continue on this road until reaching Hambledon. Proceed through the village, passing the turning to West Street on your left. After passing The Old Forge Tea Room on your right, turn left into Bury Lodge Lane. Proceed up the lane and the driveway is the first turning on the right.



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### Viewings

By appointment with BCM LLP only.

### Selling Agent

Tom Woods, BCM LLP

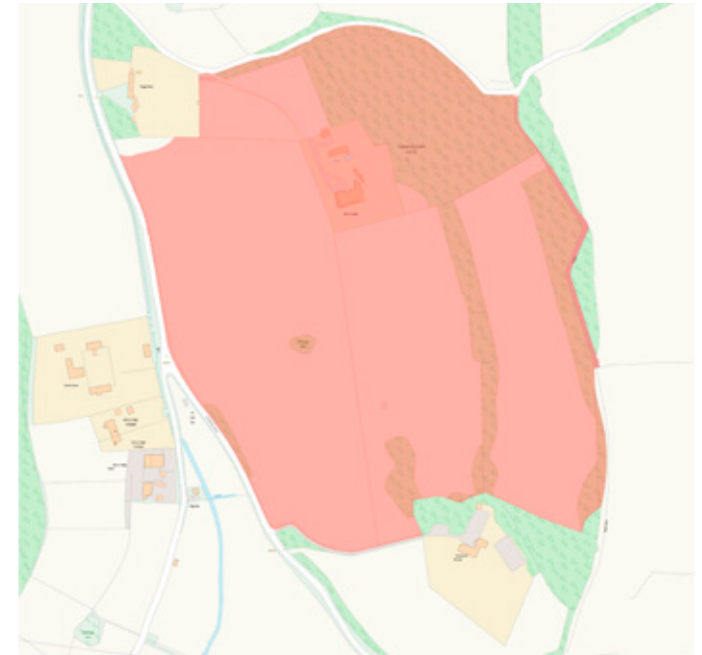
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NB These particulars are as at December 2021.

Coach House EPC Rating- D



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