

GODSFIELD HOUSE

Magazine 



THE
COUNTRY
HOUSE
DEPT.





GODSFIELD *House*

Bugmore Hill, Old Alresford, Hampshire, SO24 9FN



Godsfield House really is the most fabulous and very special family home. Its setting is one of utter peace and quiet and the far-reaching views are exceptional. The entire property is surrounded by glorious countryside and is nestled in amongst farm land and the wildlife. Herds of deer can be seen wandering through the adjoining fields and barn owls are a regular sight. The whole property is shrouded in a wonderful calm and serenity; it is truly magical. Tucked away at the end of a half-mile-long track, that is shared with one neighbour and the local farmer, means it is remote but not isolated.

The house was substantially rebuilt and extended in 2016, completed 2017 and is not Listed. It is light, full of character and ideal for entertaining with its open plan kitchen/ dining room that open out onto the southeast-facing terrace. There is also a south-facing terrace overlooking the pool. The interior design in every room is exquisite and tasteful; harmonious to its calm surroundings. The garden and grounds extend to just over 3 acres and there is room for a pony or two. The five-bedroom home, coupled with the two, one-bedroom annexes, tennis court and swimming pool creates the perfect home.

There is existing planning permission (in perpetuity under 14/01886/FUL) for an orangery off the south-facing façade, overlooking the pool.







THE FINER *Details*

Bedrooms

5

Reception Rooms

2

Bath/Shower Rooms

4

One Bedroom Annexe

2

Garaging

Pool and Tennis Court

Acreage

3.06

What3Words

///smaller.direction.extreme

Co-Ordinates

51°13'07"N , 114°28'23"W

Services

Mains electricity

Private drainage (septic tank) and water (from a neighbour's bore hole)

Oil-fired heating

Air source heating for the pool

GigaBeam internet provision available.

EPC

Band D

Council Tax

Band G

Local Authority

Winchester District Council













ABOUT THIS *Area*



The property is situated in a rural position high atop Bugmore Hill with fabulous views out across to Upper Wield and Hattingley. There are walks down to the Candover Valley, Bighton and Swarraton. The Georgian market town of Alresford lies about 4 miles to the south-west and provides a wide range of independent shops and restaurants. The property is equidistant to Alton, Basingstoke and the cathedral city of Winchester; all about 12 miles away.

The M3 (J7) is about 9 miles away and there are mainline stations at Basingstoke (London Waterloo from 44 minutes), Winchester (London Waterloo from 58 minutes) and Micheldever (London Waterloo from 63 minutes). The M3, A31, A3, A34 and A303 are all easily accessible.

There are a number of excellent independent schools in the area, which include The Pilgrims' School, Princes Mead, Alton School, Lord Wandsworth College, Bedales, Cheam, Twyford, Winchester College and St Swithun's School for Girls. State schools include Preston Candover Primary School, Perins in Alresford, Alton College and Peter Symonds Sixth Form College.

















The Loft House Annexe





Pool House Annexe

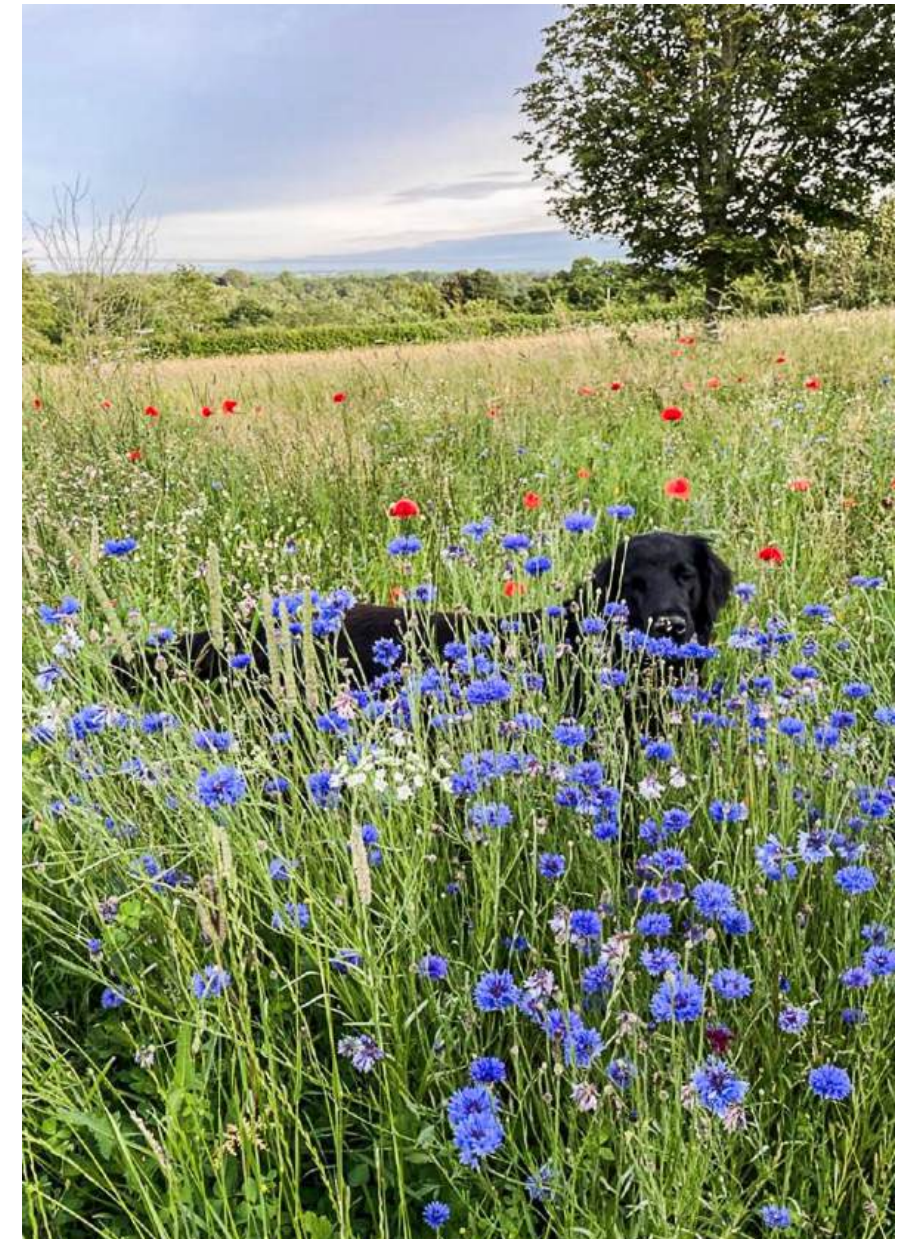














POINTS OF *Interest*



Towns and Cities

Alresford 4 miles
Alton 12 miles
Winchester 12 miles
London 60 miles

Pubs & Restaurants

The Yard, Chilton Manor Farm, Alresford
The Woolpack, Totford, Northington
The Tichborne Arms, Tichborne
The Three Horseshoes, Bighton

Train Stations

Micheldever Station 8.25 miles
Basingstoke Station 12 miles
(London Waterloo from 44 minutes)

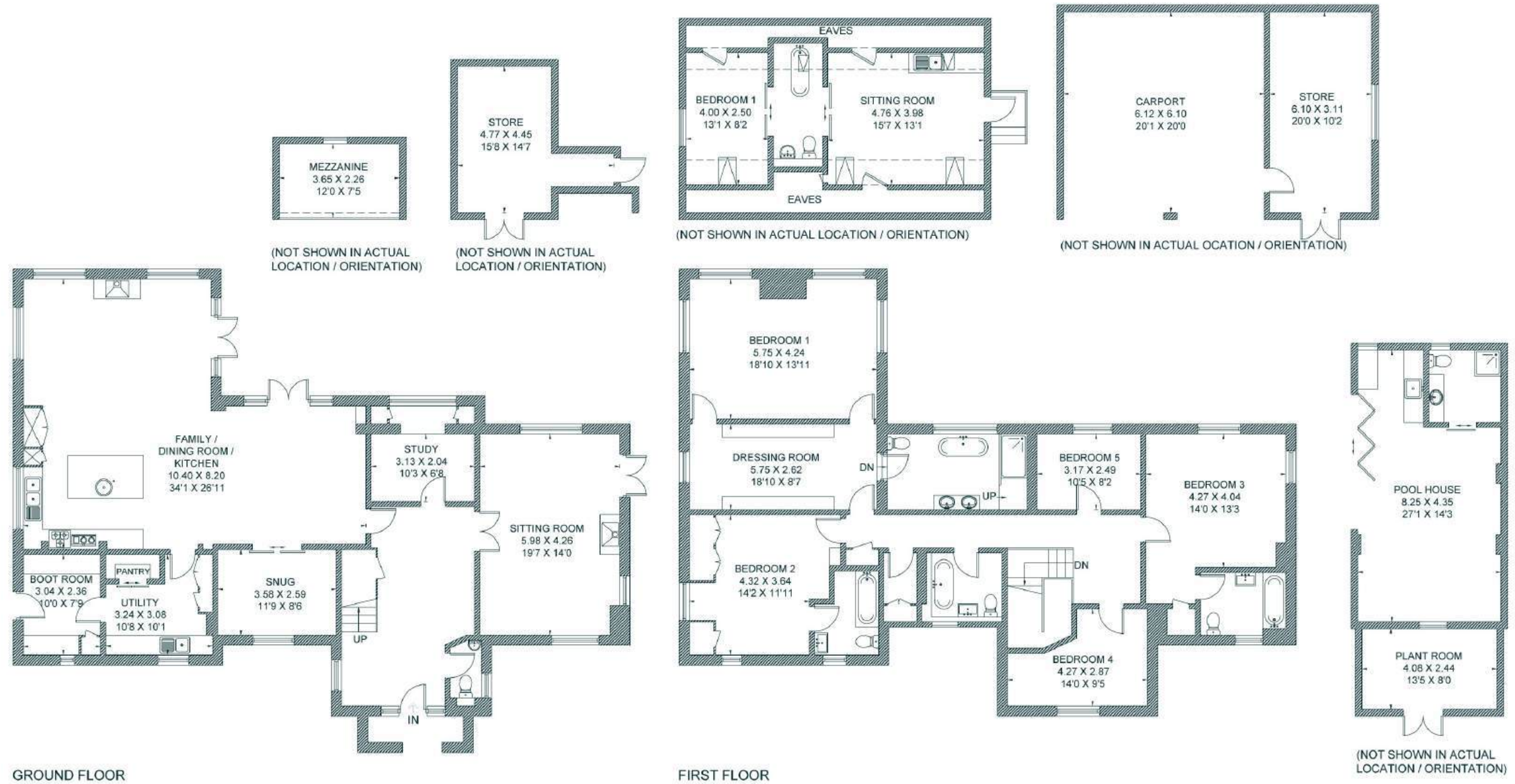
Airports

London Heathrow Airport 46 miles



FLOORPLANS

Godsfield House



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #105449

Total - 444.6 sq m / 4,785 sq ft

House - 305.4 sq m / 3,287 sq ft | Mezzanine - 8.2 sq m / 88 sq ft | Outbuildings - 131.0 sq m / 1,410 sq ft

AREA GUIDE

Hampshire 🏡

The perfect blend of city, coast and country, blessed with the natural beauty of two National Parks and thriving culture, with history and heritage at its heart. Discover exciting events throughout the year from arts, culture, festivals, music, sports and much more. In Hampshire, you'll find a whole host of award-winning hotels, pubs and world-class restaurants as well as some of the country's most beautiful properties that this county has to offer. The county spans the Solent and includes the New Forest and part of The South Downs National Park. Stunning countryside meets the sea with a host of places to visit, like the historic cities Winchester and Portsmouth.

Walking - The Three Castles Path

This famous and picturesque walk links Winchester to Odiham to Windsor and can be joined half way down the track near the property, by Godsfield Copse. There is a book about this walk, based upon the 13th Century journeys of King John at the time of Magna Carta.

Eating Out - Pulpo Negro, Alresford

With a vision of serving cuisine from all corners of the Spanish peninsula, using the finest Spanish and British ingredients, prepared with love, cooked with passion and served with confidence. It has had a Michelin bib gourmand (high-quality food at moderate prices) since 2014.

Event - The Grange Festival

The Grange Festival is an arts charity which presents an exceptionally dynamic programme of opera, dance, and concerts each summer. Held in one of the most celebrated neo-classical mansions in Britain, the Festival offers an awe-inspiring experience of beauty, connection and artistic excellence.

Day Out - Marwell Zoo

With plenty of outdoor space, and a whole host of animals and activities, Marwell Zoo is a great family day out in Hampshire.





THE
COUNTRY
HOUSE
DEPT.



03332 340 901
info@thecountryhousedepartment.com
thecountryhousedepartment.com