



# Ashfield House

BLACKNEST







ASHFIELD HOUSE

A charming family home  
in a glorious setting





## Scenic splendour



**I**n an idyllic situation in the South Downs National Park, this charming, detached family home with grounds of almost four acres and panoramic pastoral views, combines the best of country living with quick and easy access to London.

Ashfield House offers five bedrooms, three reception rooms, a modern kitchen, utility room, pantry and boot room, a separate cottage with a home office, heated swimming pool, plentiful outdoor parking, garaging for eight cars and mature gardens with fabulous views over its own land and the surrounding fields and woodland beyond.





## A home in the country



A long gravel drive leads past the six-car garage up to the main house, where there is parking for several cars on the driveway.

Enter via the front door, through the entrance porch, into a generous dining hall. This room features a marble fireplace with a wood-burning stove and ample space for a large dining table and chairs; perfect for family meals or for entertaining. Planning permission has been granted for an extension to the dining hall and porch, giving buyers the option of creating a bigger space if desired.

Beyond the dining hall, double doors lead into the sizeable study; a warm, bright room that could also make a lovely second sitting room or TV den.

On the left, is a spacious formal drawing room with an open fireplace and a large south-facing bay window looking out over the garden; wonderful for relaxing by a cosy fire or for gatherings of family and friends. Double doors at the far end open into the timber conservatory which is a real sun trap from where you can enjoy the lovely surroundings.

















## A room with a view



Turn right off the dining hall into the modern kitchen with oak flooring and full-height windows on two sides, providing gorgeous views over the terrace and gardens. With sleek marble and oak worktops, the kitchen offers plentiful storage and includes a large range cooker with a gas hob and double oven, an integrated dishwasher and a double butler sink from which to look out towards the pool.

There's a useful breakfast bar as well as an area for a kitchen table and chairs, providing a sunny spot for meals and access via French doors and a small pergola outside to a wonderful scenic aspect that is also perfect for entertaining.

At the back of the house is a separate utility room and a useful pantry area with shelving, plus a boot room by the back door offering storage space for all the usual family clobber.









## Sweet dreams



At the top of the stairs, the airy master bedroom has far-reaching country views from the south and east-facing windows and benefits from a modern en suite shower room. The good-sized second double bedroom boasts a similar picturesque outlook and a small en suite.

At the end of the landing, there is a third double and a fourth bedroom that comfortably accommodates twin beds. The fifth bedroom is currently arranged as a dressing room, lined with built-in wardrobes and shelves, and next door is the large family bathroom.







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## Outdoor living



The lovely gardens wrap around the house, offering the advantage of mature trees and landscaping, established lawns and well-stocked flower beds. The paddocks are home to over a dozen oak trees and there is a small productive orchard. The surrounding woodland and pasture are a haven for a large variety of birds throughout the seasons. There is a paved terrace directly outside the kitchen; ideal for outdoor dining or for a morning coffee.

Beyond the terrace, in a sheltered corner, is the heated swimming pool which enjoys full sunshine all day and splendid views. The paved area around the pool has space for sunbeds, outdoor sofas and a dining table. Adjacent to the pool and in a sheltered area is the croquet lawn; a tranquil spot that benefits from the late afternoon sun. Behind the pool is a small vegetable garden with a potting bench and raised beds.







The heated swimming pool enjoys full sunshine all day





## 1930's cottage



An original 1930's cottage currently houses a double garage, a garden store, pool room and a spacious home office, complete with a kitchen area, cloakroom and loft storage. The cottage offers enormous potential for conversion to additional living space (subject to planning consent).





## Car collector's dream



The fully-equipped, six-bay garage is ideal for car or bike enthusiasts, but alternatively could be converted to a home office, art studio or gym (subject to planning consent).





## On your doorstep



Enviably positioned within the South Downs National Park, Ashfield House is five minutes drive from Bentley village, which has a train service to London Waterloo in just over an hour. Bentley also offers a post office and a general store as well as a good C of E primary school.

The thriving Georgian market towns of Farnham and Alton are each just 10-12 minutes away and provide a variety of shops, restaurants, pubs, theatres, cinemas and sports facilities.

The surrounding countryside is an Area of Outstanding Natural Beauty and offers wonderful opportunities for walking, riding and cycling, with the ancient Alice Holt Forest just a few minutes down the road. There are also country walks straight from the house.

Ashfield House is within walking distance of the local pub which provides a convenient option for a drink or meal out or even a game of skittles. Adjacent public footpaths lead to nearby Binsted village with its 12th Century church and a recently refurbished inn.

Local primary schools include Bentley C of E Primary School, Binsted C of E Primary School, Rowledge C of E School (all rated 'Good' by Ofsted) as well as Highfield and Brookham Schools and Edgeborough Prep. Nearby secondary schools include Lord Wandsworth College, Frensham Heights, Alton School, Eggar's School, Charterhouse and Prior's Field.

There are excellent road links via the A31 to both the M3 and A3, providing easy access to London as well as Heathrow, Gatwick and Southampton airports.





# Floorplans

**Main house**

Ground floor: 1,485 sq ft (137.96 sq m)

First floor: 1,015 sq ft (94.29 sq m)

Total: 2,500 sq ft (232.25 sq m)

**Outbuilding**

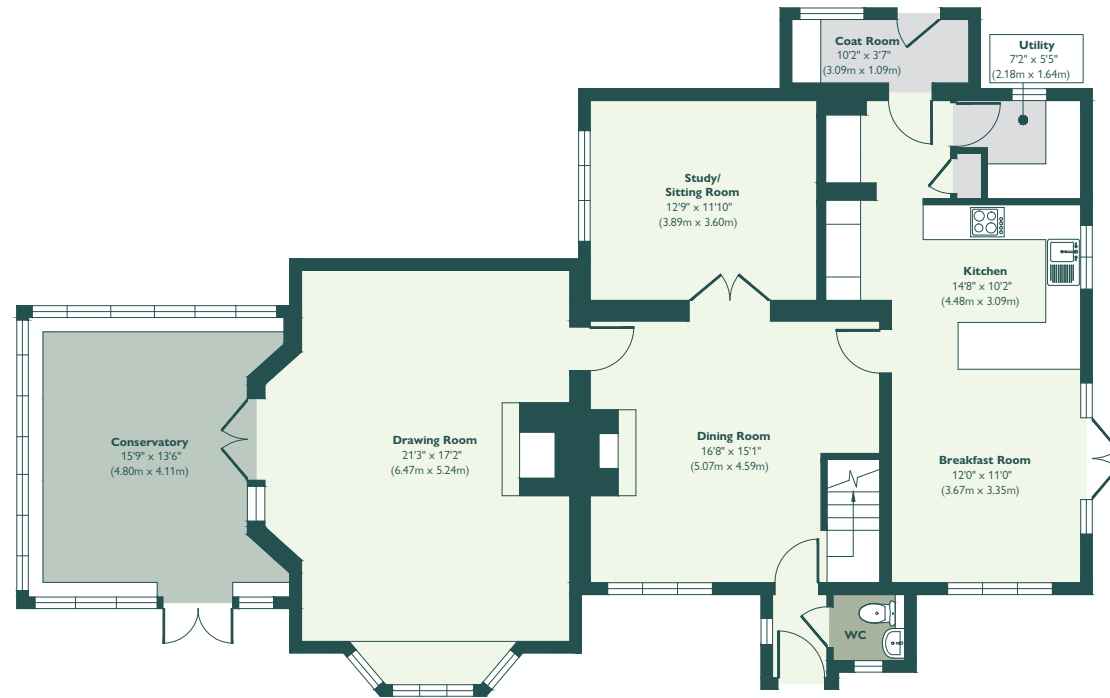
1,038 sq ft (96.44 sq m)

**Garage**

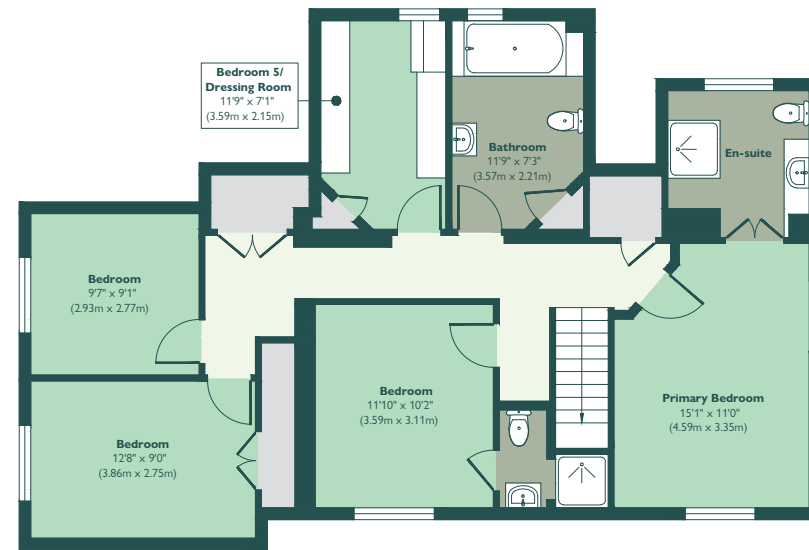
1,107 sq ft (102.89 sq m)

**Total**

4,645 sq ft (429.58 sq m)

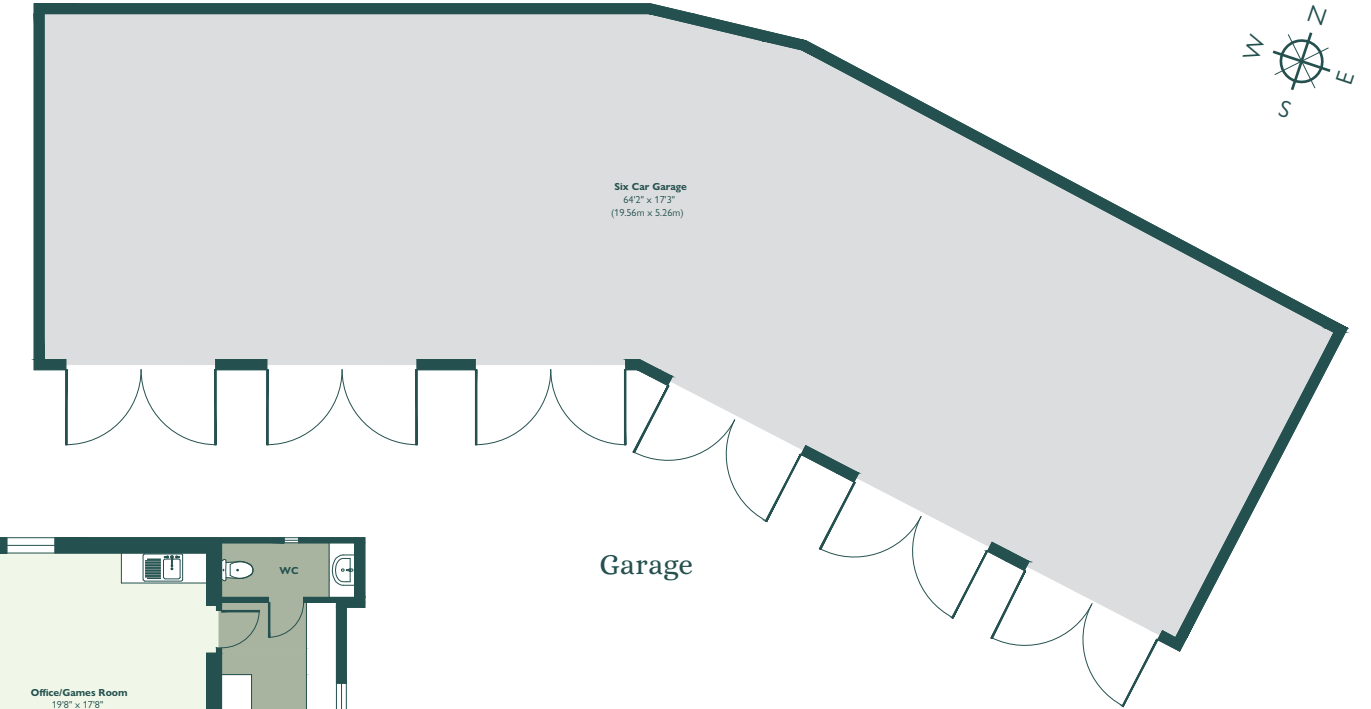


Main house  
Ground floor



Main house  
First floor

# Floorplans



Outbuildings



# Finer details

## Overview

- Detached country house in the South Downs National Park
- Mature gardens and grounds of almost four acres
- Five bedrooms
- Two en suite shower rooms and a family bathroom
- Three reception rooms
- Modern dining kitchen
- Separate utility room
- Pantry and boot room
- Downstairs cloakroom
- Timber conservatory
- Separate cottage with a garage, garden store, pool room and home office
- Heated swimming pool
- Garaging for eight cars and extensive parking
- Orchard and paddock

## Services

- Mains water supply
- Private drainage
- Oil-fired central heating
- Wood-burning stove and a separate open fireplace
- Double-glazed windows throughout the main house
- Gas hob connected to gas cylinder
- Fibre Broadband
- Council Tax band G £3,249pa

## Energy performance

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D		
39-54	E	49   E	
21-38	F		
1-20	G		

## Garden & grounds

- Circa four acres of gardens and grounds
- Private gravel driveway
- Mature lawns, flowers beds, plants and trees
- Stunning rural views over surrounding fields and woodland
- Dining terrace outside the kitchen
- Heated swimming pool with large paved terrace
- Extensive driveway parking for numerous cars
- Garaging for eight cars
- Croquet lawn
- Vegetable garden
- Orchard and paddock
- Tree house

## Location

- Less than five minutes to Bentley and 10–12 minutes to Farnham or Alton
- Trains from Farnham to London Waterloo in 53 minutes or from Bentley in just over an hour
- Waitrose and Sainsbury's supermarkets in both Farnham and Alton
- Close to lots of outdoor pursuits and country walks straight from the house
- Excellent road links via the A31 to the M3 and A3
- Close to a range of good primary and secondary schools

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