



HIGHBANK, CLANFIELD, HAMPSHIRE

An outstanding equestrian home located on the edge of the South Downs, with immaculate equestrian facilities, level paddocks on a chalk base and excellent out-riding. In total about 21.6 acres

SITUATION

Winchester 22 miles. Southampton 28 miles. Chichester 17 miles
International Airport: Southampton 26 miles. Bournemouth 58 miles
Mainline Stations; Rowlands Castle to London Waterloo 1hr 26 mins

Education Both Kingscourt School and Ditcham Park School are within fifteen minutes drive. With St Winifred's and St Swithun's schools within 40 minutes. In addition Bedales School is located in Petersfield covering ages 3-18 year. Further information can be found at www.ics.co.uk. State school information can be found at www.hants.gov.uk/schools.

Local, Sporting & Recreational There is a local pub and shop in Clanfield and further more extensive shopping and dining facilities in Horndean, including supermarkets. Chichester offers comprehensive shopping, dining and leisure facilities including sailing which can also be enjoyed at Hayling Island. The South Downs Country Park provides numerous riding, walking and cycling routes.

Highbank is situated on the southern edge of the South Downs Area of Outstanding Natural Beauty. It is rare to find an equestrian home offering both immaculate living accommodation and equestrian facilities, Highbank really does have it all. Excellent outriding with easy access to the South Downs, a remodelled, stunning home with generous gardens, and privacy from the equestrian facilities.

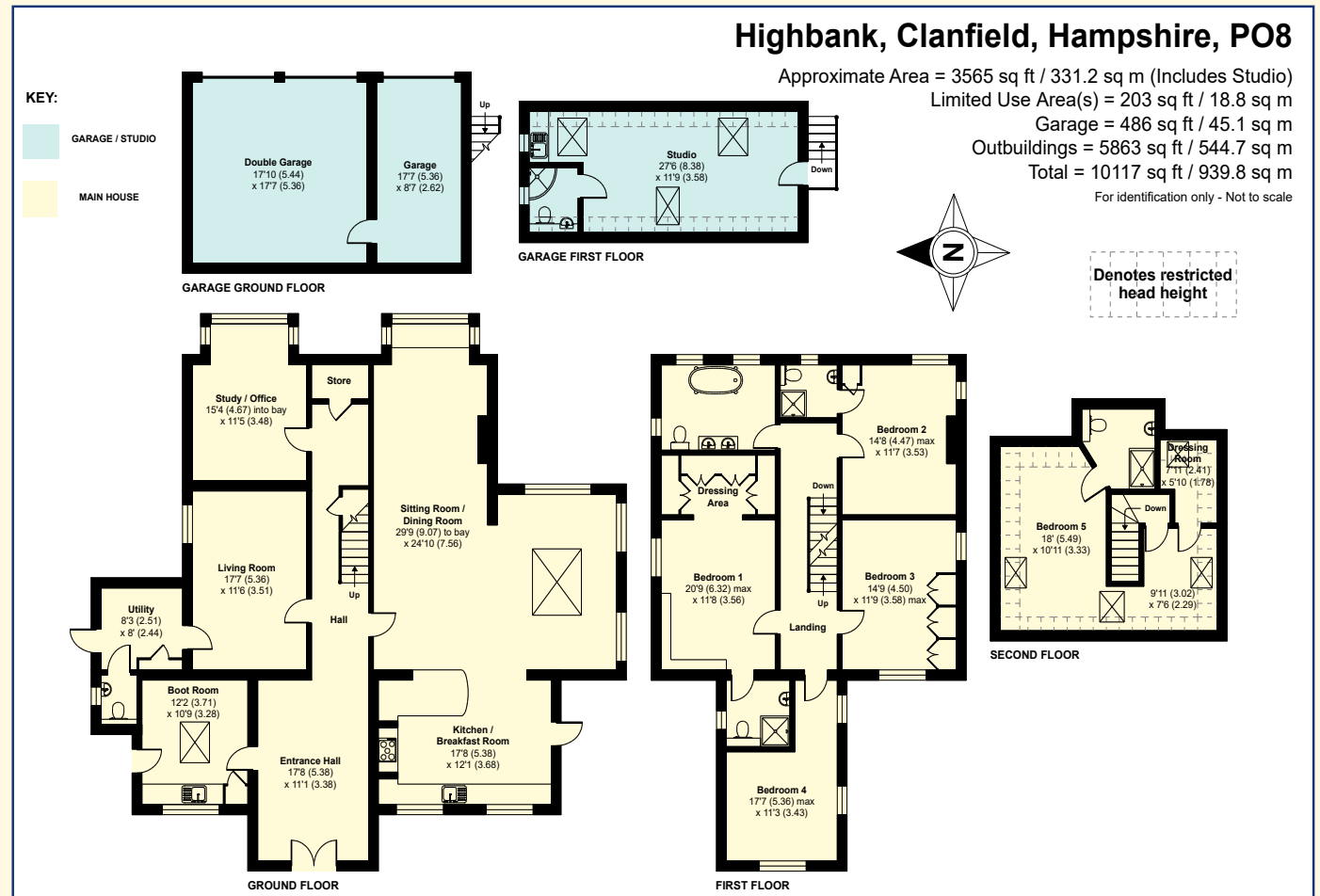
- 5 bedroom residence
- Garages & Studio
- American Barn with 17 stables
- 3 Timber Stables
- Hay Barn & Storage Barn
- 60 x 20m Arena
- Chalk based Paddocks
- Within the South Downs AONB
- Excellent Outriding
- About 21.6 acres

HIGHBANK HOUSE

A truly outstanding equestrian home situated within easy riding distance of the South Downs. Having undergone extensive refurbishment by the current vendor, Highbank provides exceptional quality in a prime setting.

The house has been extended and completely modernised throughout and now offers impressive bright accommodation with high ceilings, sash windows and exceptional standard of finish. To the ground floor there is a superb open plan living room with sitting, dining and kitchen areas which overlooks the gardens and a paddock. There is a large utility/boot room, study and second sitting room and cloakroom. To the first floor there are four double bedrooms, two with ensuites and a family bathroom. On the second floor is a fifth double bedroom with an en suite shower room and dressing room, ideal for a teenager.

- Entrance hall
- Open plan Kitchen/Dining/Living room
- Sitting room
- Study
- Utility
- Dog room
- Cloakroom
- Principal suite with ensuite and dressing area
- Two bedrooms with ensuites
- Two further double bedrooms
- Family Bathroom



STUDIO & GARAGES

Well-constructed triple garaging unit with side steps to access the studio, comprising of living room/bedroom with kitchenette and ensuite shower room. Perfect for grooms' accommodation (stpp).

- Triple Garage
- Studio/ Home office

EXTERNAL & GARDEN

The house is accessed via private electric gates opening to the driveway providing plenty of off road parking.

The gardens are well looked after and surround the house with a paved patio, lawns with flower and shrub borders. There is a small paddock adjacent to the garden and three timber stables opposite the house. The main equestrian facilities and land are accessed to the rear of the timber stables.

EQUESTRIAN FACILITIES

The facilities can be accessed from its own gated entrance with plenty of parking for lorries. The American Barn housing fifteen stables is excellent, being bright and airy and also containing a large (30 x 12 ft) tackroom.

The hay & storage barns are located to the side of the American barn providing plenty of dry storage and the rubber and sand based arena is partially screened and located at the side of the entrance to the paddocks.

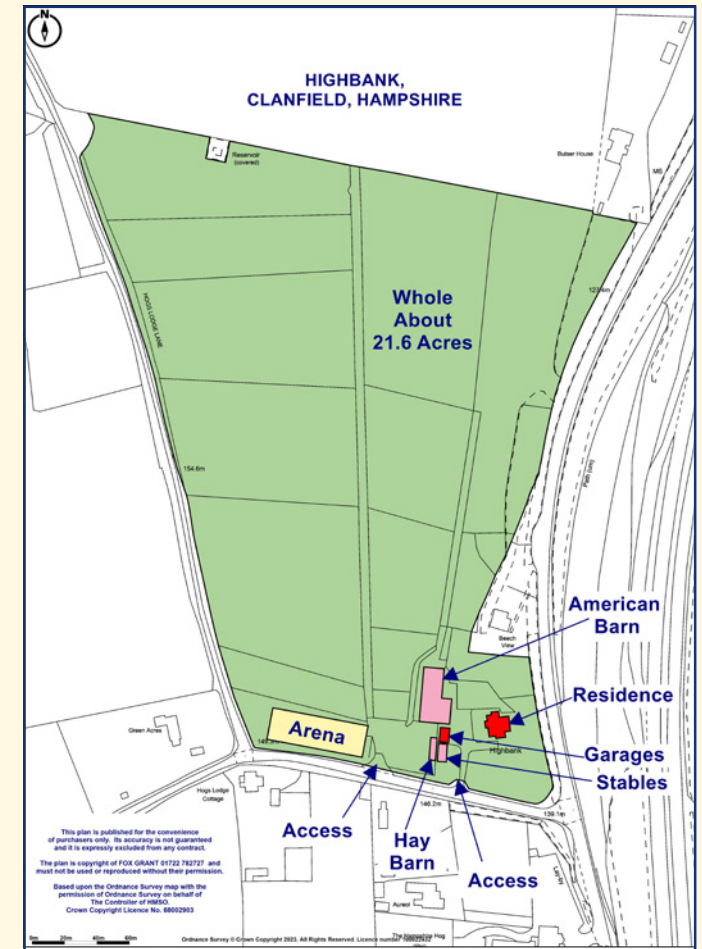
Outriding is excellent with minimal road work to access the South Downs.

- American Barn with 17 stables
- 60x 20m Arena
- Hay Barn
- Storage Barn
- 3 Isolation Stables
- Chalk based Grazing paddocks
- Individually fenced paddocks
- Double field shelter
- Excellent outriding

LAND

The mainly level paddocks are immaculate and have been well maintained by the vendor, on chalk base and divided into individual smaller paddocks fenced with electric tape run from the mains. Stunning views north of Queen Elizabeth Forest.

- Mains water troughs
- Mains electric
- Level paddocks
- All weather walkway
- Stunning views
- About 21.6 acres





AGENT'S NOTES

Fox Grant and their clients give notice that:
 1. They have no authority to make or give any representations or warranties in relation to the property.
 2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Local Authority Hampshire County Council
Council Tax Band G

Energy Performance Certificate Band D

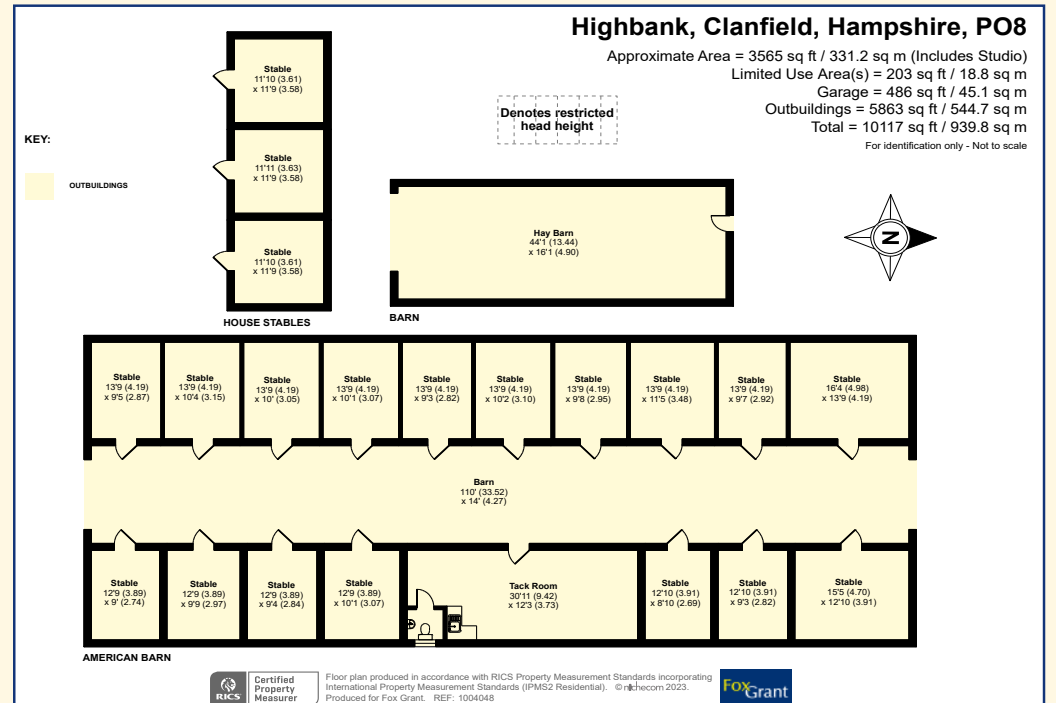
Services Mains water, electric and private drainage,

Fixtures & Fittings Unless mentioned specifically all fixture, fittings and garden ornaments are excluded from the sale.

Tenure The property is sold as Freehold and will be sold with vacant possession on completion.

Particulars Prepared by Charlotte Roberts-Barr July 2023







Rose Grant



Charlotte Roberts-Barr

VIEWINGS

All viewings strictly by appointment through the agents on 01722 782727. Please contact **Rose Grant** or **Charlotte Roberts-Barr** for further details or email rose@foxgrant.com



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**HIGHBANK
PO8 0QD**

DIRECTIONS Postcode: **PO8 0QD**
From the A3 heading North take the exit towards Hambeldown/Clanfield/Charlton. Continue onto Charlton Lane, almost immediately take the first exit onto London Road. After approx. 350m turn left onto Petersfield Lane. Highbank House is the first entrance on your right.

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COUNTRY & VILLAGE

FARMS, LAND & SMALLHOLDINGS

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