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HOMEFIELD HOUSE

BURRIDGE, SO32 1BT

A STUNNING COUNTRYSIDE FAMILY HOME WITH PADDOCKS, GARDENS AND WOODLANDS

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A BEAUTIFULLY PRESENTED, FOUR BEDROOM HOME
SET IN JUST UNDER SEVEN ACRES

INTRODUCTION

A beautiful Edwardian family home dating back to the early 1900's, thoughtfully extended and set in approximately 6.7 acres that includes; paddocks, formal gardens and woodlands. The property has been well maintained by the current owners with accommodation on the ground floor briefly comprising of a sitting room with open fire, dining room, family room, 19ft conservatory, 26ft kitchen breakfast room, utility, boot room and cloakroom.

On the first floor there are then four good size bedrooms, two en-suites, a modern family bathroom and large roof terrace (accessed from bedroom four) which enjoys views over the rear garden and woodlands.

Additional benefits include a 35ft fully boarded loft space ideal for conversion (subject to the relevant planning consents), double garage with adjoining 14ft store and cloakroom, a 15ft stable block, tack room and two field shelters.

Rarely available to the market and to fully appreciate both the property's location and the accommodation on offer an early viewing truly is a must.



INSIDE

An attractive covered entrance porch leads up to an original oak front door which in turn then leads directly through to the inviting entrance hall. The hall has part oak/part slate flooring, a turned staircase leading to the first floor and a door at one end of the hallway which then leads through to the family room, which is currently used as a large office by the vendors, with oak flooring along with original ceiling rose, mouldings and wall panelling.

The dining room, a wonderfully light dual aspect room, enjoys views over the garden and also has oak flooring, original picture rail and ceiling rose. The sitting room, which is also a dual aspect room has lovely views over both the gardens and paddocks and an open fire to one side of the room.

The property also benefits from a good size conservatory to the back of the house overlooking the rear garden and woodlands, with French doors to one side of the room that lead out to the garden.

The heart of the house then has to be the beautiful 26ft farmhouse style kitchen/breakfast room which is fitted with a matching range of wall and base units and granite worktops. The room has a one and a half bowl sink unit and a range of built in appliances including; a double width range style cooker, dishwasher, wine fridge and further appliance space. The kitchen also overlooks the paddocks to the front with doors then leading through to a modern utility room, boot room and walk in pantry at one end.

On the first floor there is a staircase that leads up to a large, fully boarded loft room which could provide additional rooms (subject to the relevant consents). Bedroom one has windows to both the rear and side and a door at one end leading through to an en-suite bathroom, which has been fitted with a panel enclosed bath, matching pedestal wash hand basin and low level WC. The room also has an original cast iron fireplace to one wall and a range of fitted cupboards providing useful storage space.

Bedroom two has windows to both the rear and side and a door leading through to a modern en-suite, with panel enclosed bath, wash hand basin and low level WC. Bedroom three overlooks the front of the property and is a lovely light room, as is bedroom four which has a double glazed door leading out onto a terrace overlooking the rear garden.





OUTSIDE

The property itself is set in beautiful well maintained gardens which wrap around the house and include several paved seating areas, the gardens are well stocked with a variety of mature fruit trees, shrubs and plants in addition to an adjoining area of woodland which is approximately 0.8 of an acre.

To the front of the property there are two paddocks which have mobile shelters and water, with a stable and tack room also benefitting from power and light.

To one side of the driveway there is a double garage with 14ft adjoining store room, which would make an ideal workshop and also has its own cloakroom.

LOCATION

The property enjoys a secluded position tucked away at the end of a quiet lane, yet it is conveniently situated only 9 miles away from Southampton's vibrant city centre.

Hamble and its Marina are also only minutes away, as are Southampton Airport and all main motorway access routes, enabling easy access for Portsmouth, Southampton, Winchester, Chichester, Guildford and London.





MEASUREMENTS

KITCHEN/BREAKFAST ROOM 26' 5 ft x 10' 0 ft

SITTING ROOM 15' 0 ft x 12' 11 ft max.

DINING ROOM 17' 0 ft max. x 12' 0 ft

FAMILY ROOM 11' 11 ft x 10' 11 ft max.

CONSERVATORY 19' 8 ft x 10' 0 ft

UTILITY 6' 0 ft x 6' 0 ft

MASTER BEDROOM 17' 0 ft max. x 12' 0 ft

BEDROOM TWO 15' 0 ft x 12' 0 ft min.

BEDROOM THREE 10' 5 ft max. x 10' 4 ft max

BEDROOM FOUR 8' 11 ft x 8' 8 ft

LOFT SPACE 35' 9 ft max. x 18' 7 ft

DOUBLE GARAGE 20' 11 ft x 19' 0 ft

STORE 14' 11 ft max. x 14' 8 ft max.

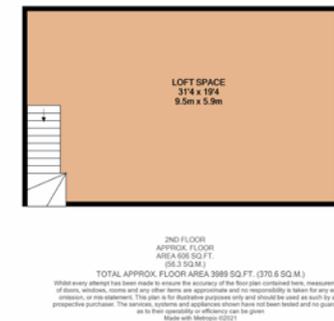
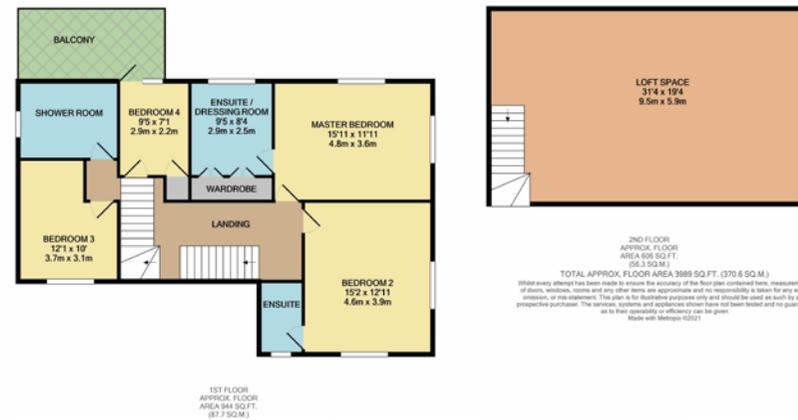
STABLES 15' 6 ft x 11' 4 ft

TACK ROOM 11' 4 ft x 5' 8 ft

FIELD SHELTER ONE 17' 0 ft x 9' 0 ft

FIELD SHELTER TWO 14' 0 ft x 9' 4 ft

FLOORPLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
WWW.EPC4U.COM		



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