

# BURFORD PLACE

PICKETTS HILL | HAMPSHIRE





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A BRAND NEW COUNTRY HOUSE SET WITHIN 5.5 ACRES  
OF MATURE SECLUDED GROUNDS.

Located on the rural borders of Surrey and Hampshire, Burford Place offers spacious accommodation featuring 5 reception rooms including a cinema room, 7 bedrooms, 6 bathrooms and a detached triple garage.

The house sits well back from the road, approached by a sweeping main drive and surrounded by beautiful grounds; perfect for a pony paddock and stables, with ample room for an additional storage barn if desired.

This substantial family home is built to Octagon's renowned standard of quality and finish, offering luxurious living in a countryside setting.



Viewing by appointment.

These particulars are intended only as a guide and must not be relied upon as statements of fact.  
Your attention is drawn to the Important Notice on the last page of the brochure.

# SPECIFICATION

## EXTERIOR :

- Secure electronically controlled entrance gates with video link to the property.
- Triple garage with electronically controlled up and over door.
- Large front forecourt area for visitors' parking.
- Fine architectural detailing with extensive use of stonework and bespoke joinery.
- Potential for pony paddock with existing triple bay storage building.
- Full width, south facing rear sun terrace, ideal for alfresco dining and entertaining in the summer months.
- Small wood storage barn.
- Professionally designed landscaping scheme.
- In total 5.5.acres.

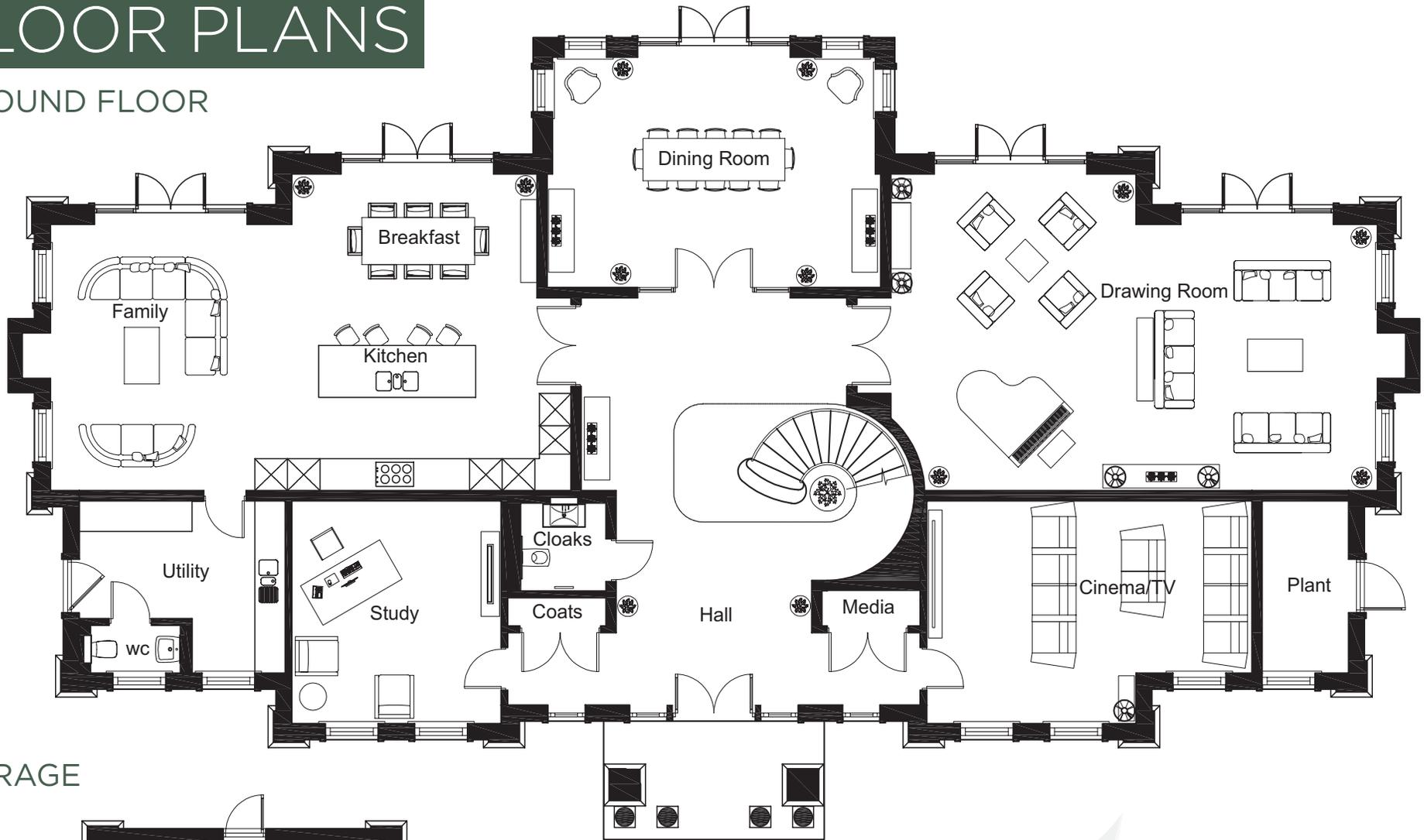
## INTERIOR :

- Glazed double fronted entrance door with sidelights.
- Impressive tiled floor entrance hall with double-height atrium.
- Carpeted walnut tread staircase with metal balustrades and walnut hand rail.
- Hand painted kitchen with marble work surfaces set in an open planned kitchen/breakfast/family room with doors leading onto the garden terrace.
- Extensive range of built-in Miele cooking appliances and refrigeration equipment as well as washing machine and tumble dryer in the separate utility room.
- Wood burning stove to family room.
- Drawing room with contemporary gas fireplace and 2 pairs of casement doors opening directly onto the terrace.
- Large dining room with doors to rear terrace.
- Master bedroom en-suite is beautifully appointed and includes a bath, large walk in shower, twin hand basins, and separate WC.
- The master bedroom has double doors with a glass Juliet balcony overlooking the rear garden and a large walk in dressing room.
- Under floor heating is installed to ground and first floors.
- Whole house air extract ventilation system with air-source renewable energy heat pump technology.
- Programmable lighting to ground floor habitable rooms plus the master suite and the first floor landing.
- A professionally designed interior scheme co-ordinating, carpets, flooring, wall tiling and wallpaper.
- Prewired audio system to all major reception rooms and master suite.
- NSI approved security system - including fire sprinkler system.

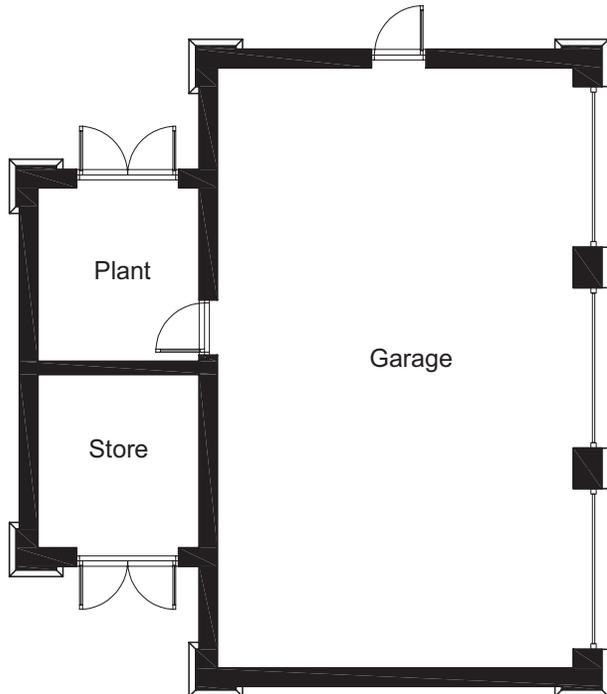


# FLOOR PLANS

## GROUND FLOOR

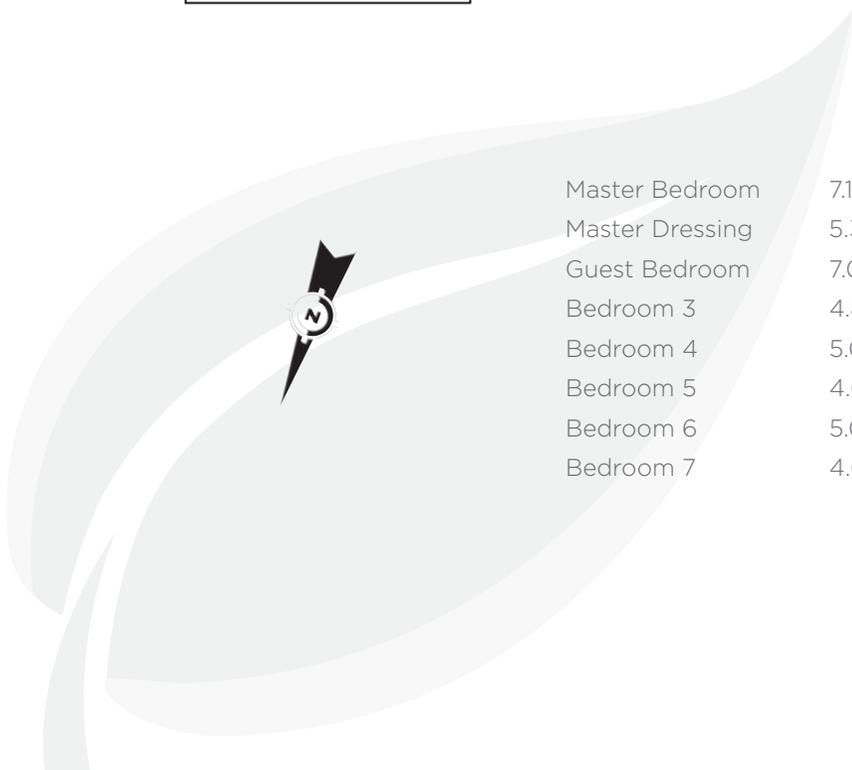
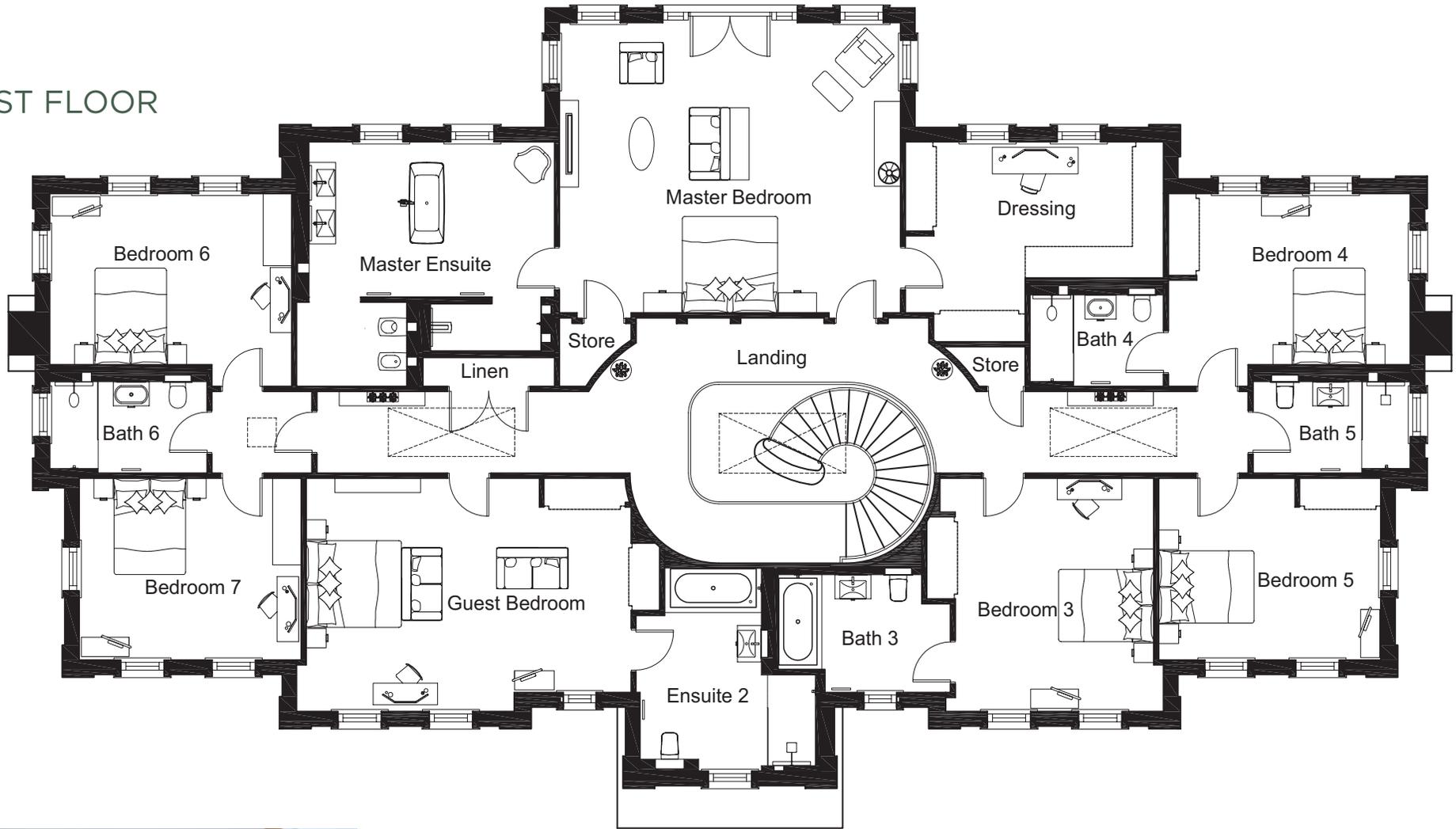


## GARAGE



Drawing Room	10.41m x 6.72m	34'2" x 22'0"
Dining Room	6.88m x 4.89m	22'7" x 16'0"
Kitchen/Breakfast	6.75m x 6.72m	22'2" x 22'0"
Family	5.61m x 5.17m	18'5" x 17'0"
Cinema/TV	6.93m x 4.70m	22'9" x 15'5"
Study	4.70m x 4.47m	15'5" x 14'8"
Garage	9.85m x 5.91m	32'4" x 19'5"

# FIRST FLOOR



Master Bedroom	7.14m x 5.99m	23'5" x 19'8"
Master Dressing	5.38m x 4.11m	17'8" x 13'6"
Guest Bedroom	7.02m x 4.82m	23'0" x 15'10"
Bedroom 3	4.82m x 4.47m	15'10" x 14'8"
Bedroom 4	5.05m x 3.99m	16'7" x 13'1"
Bedroom 5	4.62m x 3.73m	15'2" x 12'3"
Bedroom 6	5.05m x 3.99m	16'7" x 13'1"
Bedroom 7	4.62m x 3.73m	15'2" x 12'3"





*Frensham Ponds*

# LOCATION

## PICKETTS HILL AREA

Picketts Hill is a wonderful rural location within 5 miles of the A3, situated to the west of Haslemere and to the south of Farnham.

There is a choice of mainline train stations at Liphook, Haslemere, Bentley and Farnham, with services into London Waterloo taking approximately 1 hour.

Comprehensive shopping facilities are available in the nearby towns of Haslemere, Farnham, Petersfield and Guildford.

There are a number of excellent schools in the local area including The Royal School, St Edmunds and at Hindhead, The Royal Senior School and St Ives in Haslemere as well as Frensham Heights in Frensham.



*Lion and Lamb Yard, Farnham*

## SCHOOLS

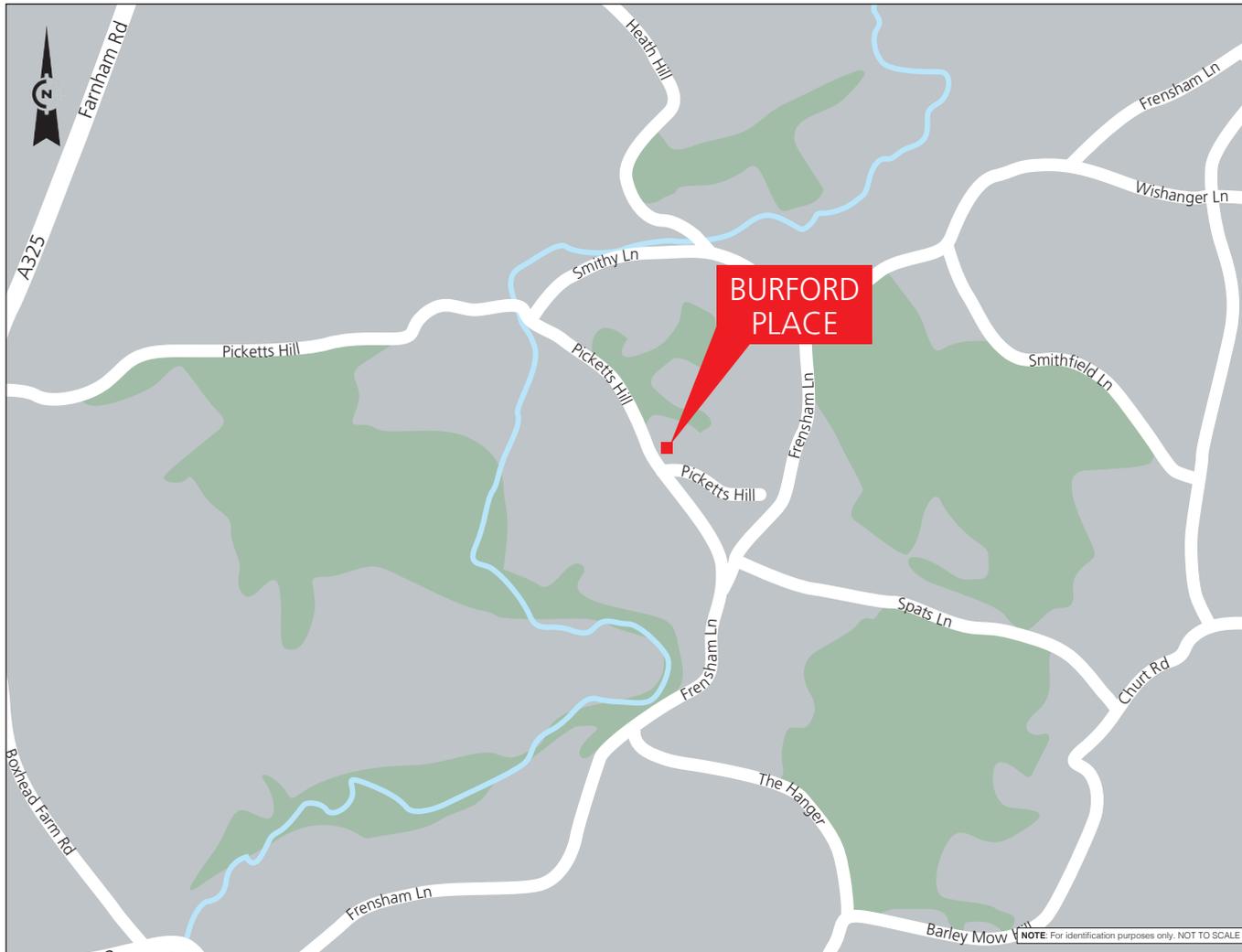
- Frensham Heights School
- The Royal School
- Churcher's College

## LEISURE

- Several outstanding Golf Clubs including Hankley Common, Hindhead and Blackmoor
- Frensham Ponds
- David Lloyd Leisure, Farnham
- Alice Holt Forest

## TRAVEL

- London Waterloo: train service 1 hour
- Guildford: 16 miles
- Farnborough Airport: 14 miles
- Heathrow Airport: 34 miles
- Central London: 45 miles



## DIRECTIONS (GU35 8TD)

**From Farnham**, take the A287 towards Churt and turn right just after Frensham Green and the village school signed Frensham Pond Hotel.

Continue along Frensham Lane for 2.5 miles. As the Lane opens up (with Spats lane on your left) turn Right into Picketts Hill . The entrance and driveway to Burford Place is after 0.5miles on your right.

**From London**, Guildford and Haslemere (immediately having gone through the Hindhead tunnel) follow the A287 signed Churt. Immediately after the Crossways Pub in Churt, turn left and follow this road for just over 1 mile. After Meadow Farm Dairy turn right into Spats Lane and at the end of the lane go straight into Picketts Hill. The entrance and driveway to Burford Place is after 0.5miles on your right.

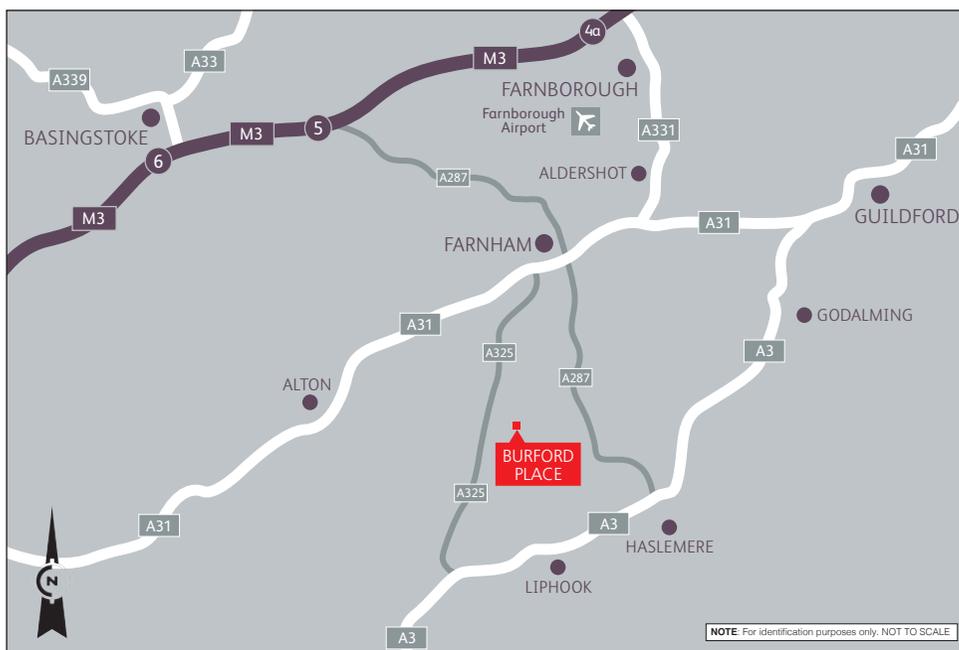


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## IMPORTANT NOTICE

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. The seller (s) has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

Particulars, photographs and plans dated: December 2015.

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*\*Images are a depiction of Burford Place.*



**OCTAGON**