



Nursted Barns

Nursted, Petersfield
Hampshire

A magnificent Grade II listed barn conversion with substantial ancillary accommodation, outbuildings, leisure facilities and extensive gardens and grounds

Nursted Barns, Nursted, Petersfield, Hampshire, GU31 5RW

Petersfield town centre 1 mile, Buriton 1 mile, Haslemere 14 miles, Chichester 14 miles,
Winchester 17 miles, Portsmouth 19 miles

Features:

This incredible property has it all. Rural tranquillity and far-reaching views towards the South Downs whilst being only a mile from the lively market town of Petersfield and also a mile to the picture postcard village of Buriton with its two country pubs, church and pond

The main barn offers almost 6,000 sq ft of well-appointed accommodation, a superb pool barn with heated pool, spa, gym and games room. Two-bedroom cottage 'The Dairy', one-bedroom cottage 'The Stable' and grounds of over 5 acres

Main House: Drawing room, dining hall, TV room, study, kitchen/breakfast room, utility, cloakroom, boiler room, principal bedroom with en suite bathroom, four further bedrooms (three en suites), family bathroom, further study/bedroom 5

Pool Barn: Heated indoor swimming pool with spa and bar area. Gym, games room, wine cellar, cloakroom, pool plant room, shower room

The Dairy: Sitting room/kitchen, two double bedrooms, two bath/shower rooms (1 en suite), patio area

The Stable: Sitting room, kitchen, bedroom, shower room. Stables: 3 traditional loose boxes with hayloft, butlers sink, WC

Outside: Triple garage, carport, granary and 4 bay field barn with air and ground source control system and garden machinery storage together with undercover eating area, further storage shed, landscaped gardens and paddocks of about 5.24 acres



The property

Nursted Barns is a magnificent Grade II listed, courtyard style barn conversion, offering over 12,000 sq ft of stunning, luxury accommodation. Dating originally from the early 18th century, the property has been imaginatively and sympathetically designed to create a beautiful, bespoke family home with modern amenities, including underfloor heating throughout the ground floor (by ground and air source heating), whilst retaining the splendour and charm of the original barn with exposed timber beams and brickwork, alongside elegant contemporary styling and fittings.

The main house features an impressive open-plan ground-floor living space with central double height vaulted ceiling, exposed timber beams, stylish Indian stone flooring and imposing fireplace fitted with a wood burning stove. Living space includes the drawing room and spacious dining hall with galleried landings overhead, TV room and two studies, one of which could be used as a further bedroom. The well-proportioned kitchen and breakfast room provides bespoke, handmade oak cabinetry by Mark Wilkinson, granite worktops, two central islands and a breakfast table with banquette seating, as well as integrated appliances and a triple Aga.





There are three well-presented double bedrooms on the ground floor, two of which are en suite, with the other benefiting from access to a family bathroom. The two first-floor bedrooms are both en suite, including the principal bedroom with built-in wardrobes, access to eaves storage and stunning views over the surrounding countryside.

Additional accommodation includes the outstanding Pool Barn with heated indoor swimming pool, spa pool, gym and wine cellar facilities, with a first-floor games room. Adjoining the Pool Barn is The Dairy, with open-plan kitchen/sitting room, two bedrooms, shower room and bathroom. The Stable provides further space for guests or staff accommodation, with a semi-open plan kitchen/sitting room on the ground floor, plus one double bedroom and a shower room upstairs.



*Floorplans for Nursted Barns,
Nursted, Petersfield, Hampshire*

Approximate Gross Internal Area*:
Main House: 5,873 sq ft / 546 sq m
Garage/Carport: 762 sq ft / 71 sq m
Outbuildings: 2,148 sq ft / 200 sq m
Pool Barn & The Dairy: 3,443 sq ft / 320 sq m
The Stable: 737 sq ft / 69 sq m

Total: 12,963 sq ft / 1,204 sq m

Illustration for identification purposes only.
Not to scale.

*As defined by RICS - Code of Measuring Practice.



Outside

The house and outbuildings are set in over 5 acres of peaceful, secluded gardens and paddocks with views across the South Downs towards Butser Hill. The award-winning landscaped gardens feature box hedging, paved terraces ideal for outside entertaining, ornamental pond with stepping stones and well-designed and maintained herbaceous shrub, flower and

specimen grass borders. The paddocks are enclosed by post and rail fencing and mature hedging. Approached via an electric five-bar gate, the long driveway passes the kitchen door, convenient for deliveries, before entering the central courtyard and the impressive entrance and front door to the main barn. In addition to the extra accommodation, the outbuildings

feature stables, granary and hay loft, plus various stores.

Location

The Hampshire market town of Petersfield sits in a sought-after position within the South Downs National Park and with excellent transport connections. The town has various local amenities, including high street shops,

large supermarkets and a choice of restaurants, pubs and cafés. There is also a mainline station, offering direct services to London Waterloo (1 hour 10 minutes). The area is well connected by road, with the A3 just more than two miles away providing access towards Portsmouth to the south, and Haslemere and Guildford to the northeast.

There is a wide choice of highly acclaimed independent schools in the area; including Bedales and Churchers College. There is easy access to the Goodwood Estate with its 'glorious' horse racecourse, and the locations for the Festival of Speed and Revival motor sport events, plus the Chichester Festival Theatre.



Directions (GU31 5RW)

Head south on the A3 towards Portsmouth and take the A272 exit to Petersfield/B2070/Midhurst. Continue onto A272 then turn left at the roundabout onto London Road/A272. Turn right onto Pulens Lane/B2199 then after 1.2 miles turn left onto Sussex Road/B2146. After 0.5 miles turn right onto North Lane and Nursted Barns is further along on the left.

///What3words: dice.episodes.built - brings you to the driveway

General

Local Authority: East Hampshire District Council.

Services: Mains water via Nursted Farm and electricity. Air and ground source heat pumps for swimming pool, underfloor, central heating and hot water. Oil fired Aga. Electric or oil for supplementary heating. Multi camera CCTV security system.

Private drainage which complies with the current regulations.

Council Tax: Main House: Band H. The Dairy: Band A. The Stable: Band A.

EPC Ratings: Main House: Rating D. Pool Barn & The Dairy: Rating D. The Stable: Rating D.

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Tenure: Freehold

Mobile phone coverage: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>



Strutt & Parker Haslemere
6 Charter Walk, Haslemere, Surrey, GU27 2AD

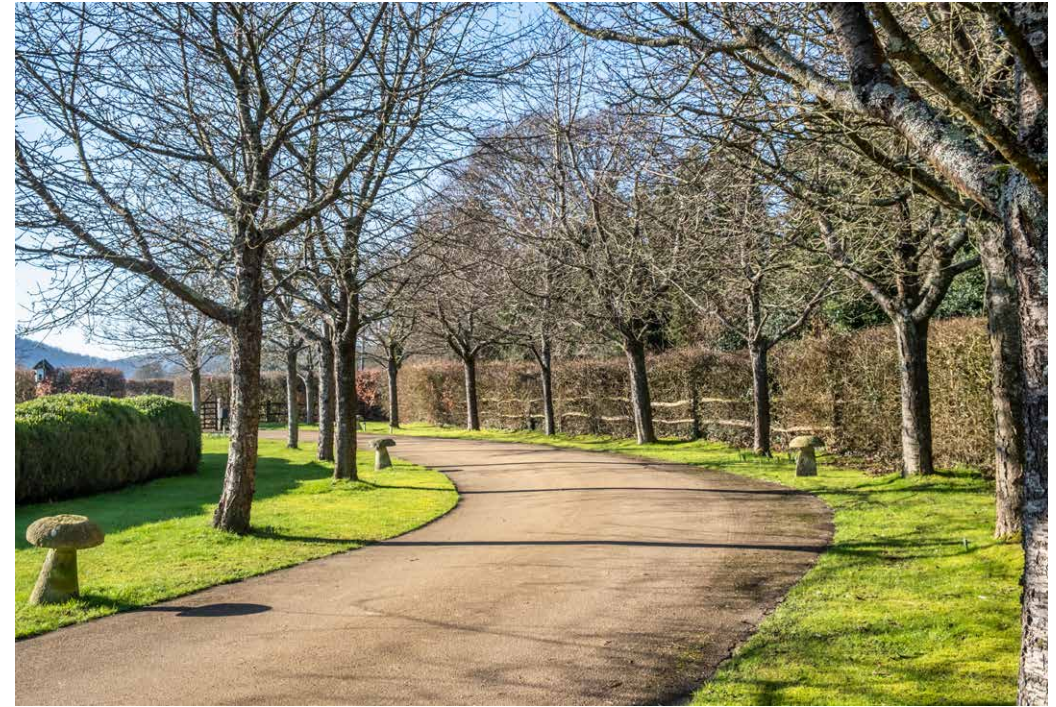
+44 (0)1428 661077
haslemere@struttandparker.com
struttandparker.com

Strutt & Parker London
43 Cadogan Street, London, SW3 2PR

+44 (0)20 7591 2213
london@struttandparker.com
struttandparker.com

Over 50 offices across England and Scotland,
including Prime Central London

IMPORTANT NOTICE Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken February 2025. Particulars prepared February 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.





For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 