The Courtyard, Hampshire

Strutt & Parker

Land and property. Since 1885.

6,053 sq ft (562.3 sq m) | Freehold
3 reception room | 5 bedrooms
3 bathrooms | Approx. 10 acres

Guide price £1,595,000

A beautifully converted barn set around a charming central courtyard, offering extensive and versatile accommodation within approximately 10 acres of gardens and grounds in a peaceful semi-rural setting.

The property

The Courtyard is a striking and individual barn conversion, designed to maximise light, space and its idyllic surroundings. Rich in character, the property features exposed beams and high-quality finishes, seamlessly blending period charm with modern convenience, including extensive attic space..

The layout is both practical and flexible, with generous reception areas ideal for entertaining, alongside comfortable and well-proportioned bedrooms. The central courtyard is a particularly special feature, creating a unique focal point and a sheltered space for relaxing or socialising. With delightful views across its gardens, land and woodland, this is a home that offers both tranquillity and versatility in equal measure.

Outside

Set in an elevated position, The Courtyard enjoys beautifully maintained formal gardens, predominantly laid to lawn with mature trees, shrubs and well-defined boundaries.

The grounds extend to approximately 10 acres, including paddocks, open fields and areas of woodland—perfect for equestrian or lifestyle use. The property is approached via double five-bar gates leading to a generous driveway with ample parking and turning space.

Additional outbuildings include:
- Two double car ports and workshop, with a large attic
- Additional garage and barn
- Three stables
- A detached studio
- The gardens and house benefit from a favourable south-easterly aspect, enjoying both immediate and far-reaching views.

Right of Way: There is a public footpath which crosses the land - please refer to the agents for further details.

Location

Situated along a private farm lane, The Courtyard enjoys a secluded position within a sought-after semi-rural setting on the Hampshire/Surrey border.

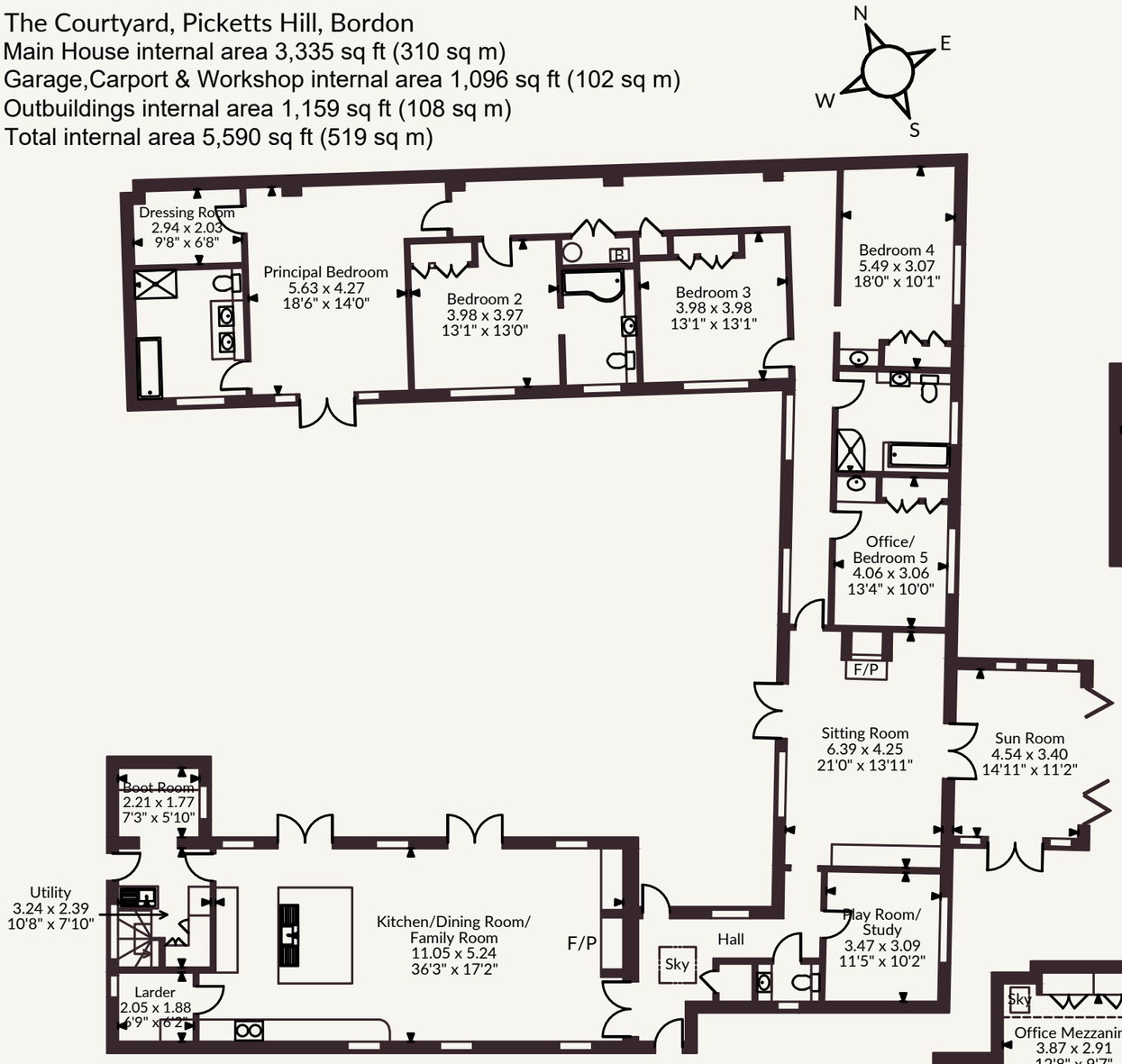
The nearby towns of Farnham, Petersfield and Alton offer a wide range of shopping, dining and leisure facilities, while excellent transport links provide easy access to London via mainline stations, including Bentley, with journeys to London Waterloo in under an hour. The surrounding countryside is renowned for its natural beauty, offering exceptional walking, riding and outdoor pursuits, alongside a selection of golf courses and sailing opportunities nearby. There is also an excellent choice of highly regarded state and independent schools within the area.

Postcode region: GU35

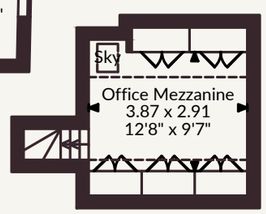
General

Local Authority: East Hampshire District Council
Services: Mains water and electricity. Air source heat pump underfloor heating (with calor gas boiler back up). Private drainage which we believe complies with the current regulations.
Council Tax: Band G
EPC Rating: D
Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/

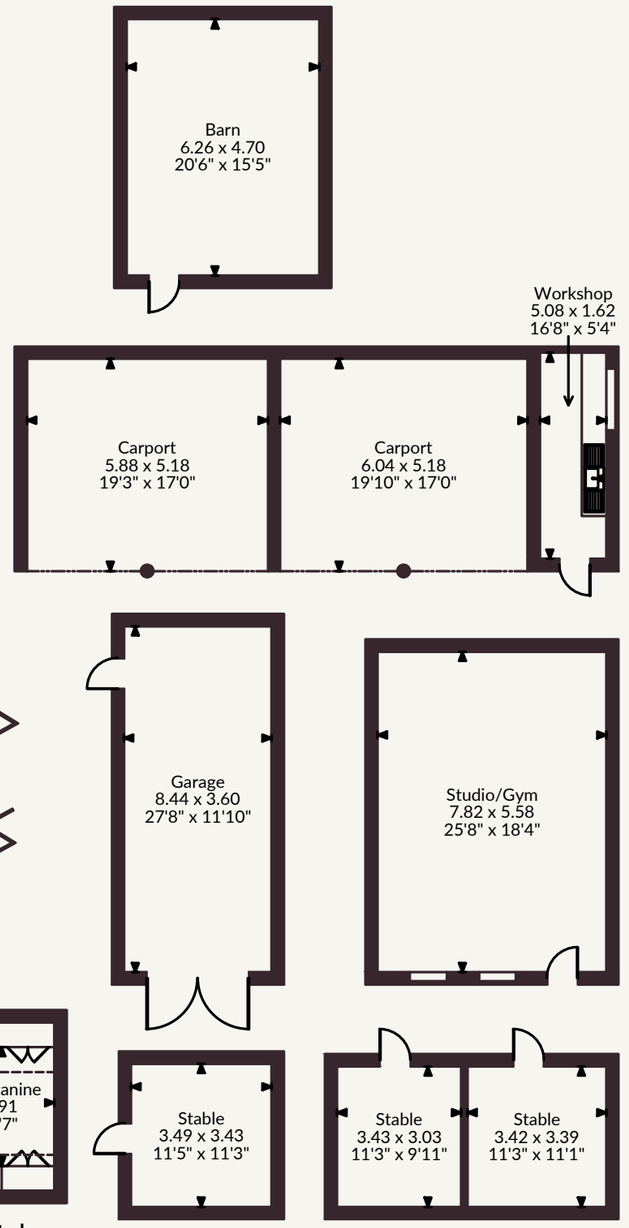
The Courtyard, Picketts Hill, Bordon
Main House internal area 3,335 sq ft (310 sq m)
Garage,Carport & Workshop internal area 1,096 sq ft (102 sq m)
Outbuildings internal area 1,159 sq ft (108 sq m)
Total internal area 5,590 sq ft (519 sq m)



Ground Floor



Floor Above Kitchen



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