



Pierwood

MILLAND LANE | MILLAND | HAMPSHIRE | GU30 7JN

Wilson | Hill

Master Bedroom with adjacent Dressing Room and Ensuite Shower Room | Four further Bedrooms | Two Family Bathrooms | Entrance Hall | Drawing Room | Dining Room
Family Room | Kitchen/Breakfast Room | Pantry | Cloakroom | Utility Room | Annexe Area made up of Sitting/Bedroom and Ensuite Bathroom
Outbuilding made up of Office with Kitchenette, Motorbike Store and further Store | Stone Building with Garden Store | Stable building with 2 Loose Boxes, Shelter and Tack Room
Gardens and Paddocks, in all about 2.7 acres

Mileages: Milland Village Centre 1.2 miles, Liphook 1.3 miles (fast train London Waterloo 56 minutes), Haslemere 6.4 miles, Midhurst 6.8 miles, Petersfield 7.2 miles,
Guildford 19 miles, London 50 miles





| The Property

Pierwood dates back to the mid 19th Century, thought to have been built as the Dower House to Milland House and offers very flexible accommodation with a beautiful outlook to the rear and is made up of a master suite and four other bedrooms. On the ground

floor there are three well proportioned reception rooms and a kitchen/breakfast room. There is then an additional area to one end which can be used as an annexe with a bed/sitting room and bathroom. One that has to be viewed to appreciate all that it offers.





| Location

The house is located out in the country in the sought after location of Milland and borders The Milford Haven Estate to the South, Forestry Commission to the North and West and open woodland of the Liphook Golf Club to the East. Direct access can be gained to the Forestry Land to the rear of the property for walking, cycling and horse riding, with a small woodland path leading to Milland Church, to the South West. The centre of Milland village is 1.2 miles away, where you will find the highly regarded Rising Sun

Public House and there is also a great village shop and village hall together with a recreation ground. Liphook is 1.3 miles away with all its facilities including Doctor's surgery, Sainsbury's Supermarket and a good selection of other local shops and it is also home to Bohunt School, Highfield and Churchers Junior School and also has a mainline station with train services to Waterloo There is a wide range of sporting facilities, including racing at Goodwood, polo at Cowdray Park,

and sailing at Chichester You can also gain access to the A3 at Liphook which provides excellent transport links to Guildford and the M25 to the north and to the south coast as well. London is only 50 miles away and the larger centres of Guildford, Chichester and Winchester are all within reasonable driving distance. The property lies within the South Downs National Park and there are numerous opportunities for walking, cycling and riding within the area.



| Outside

Access to the drive is via a five bar electric gate which leads to a good sized gravel parking area, and adjacent to this is the office building, bike store and shed. A small gate leads to the stable building with two loose boxes, a shelter and a tack room, with chicken pen to the side. Behind the house there is a large flagstone patio, ideal for summer entertaining, with a period stone building providing further storage. The grounds comprise a large garden with open areas

of lawn interspersed with mature borders and a tree house for children (and adults), with wonderful views of the surrounding fields and woodland. The garden leads to a lightly wooded area and grass manege at the rear and to one side are the paddocks which are divided in to four areas. The front garden has an established border of azaleas and rhododendron which provide stunning colour in May and June. The grounds as a whole total about 2.7 acres.



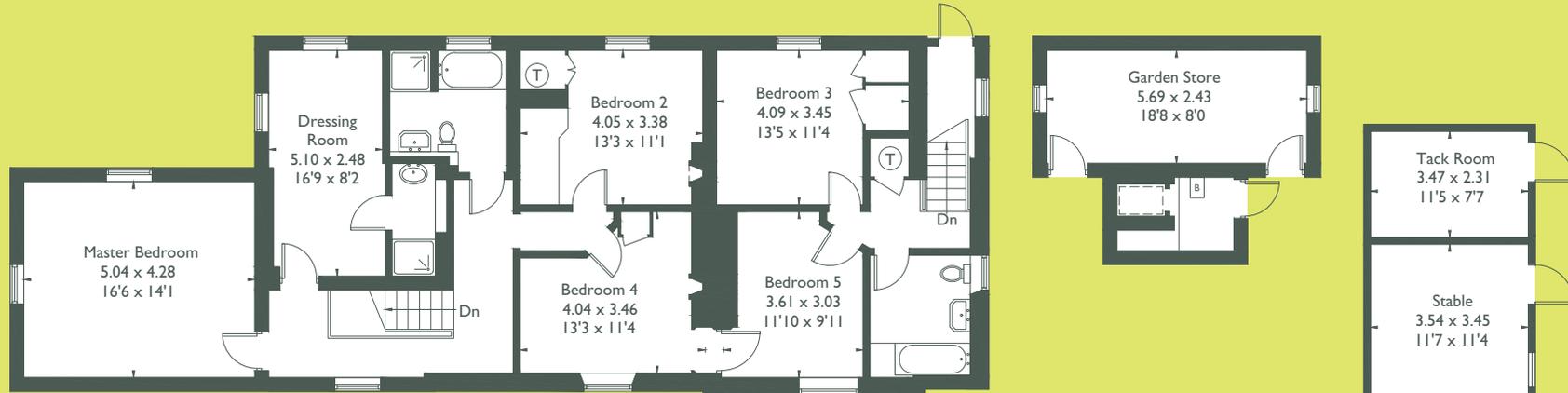
Approximate Gross Internal Area = 307.0 sq m / 3303 sq ft

Office / Workshop = 42.0 sq m / 452 sq ft

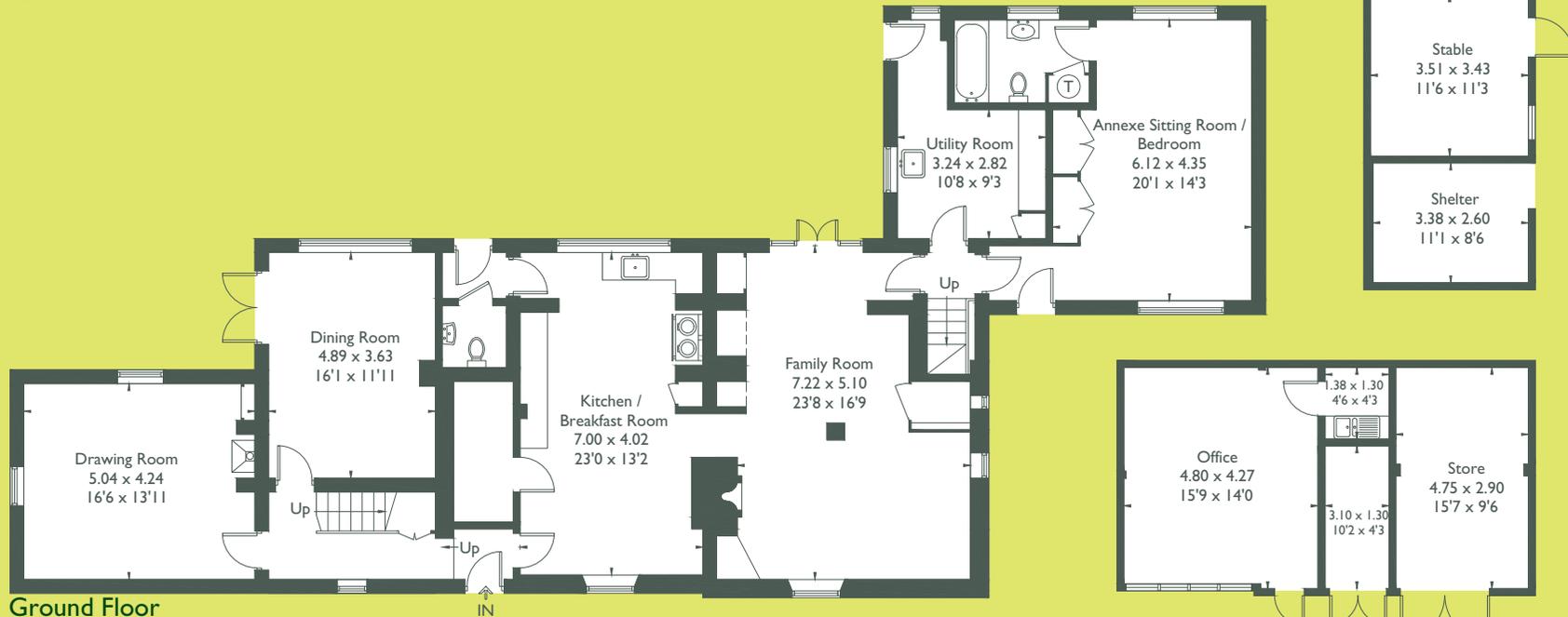
Stable = 42.0 sq m / 452 sq ft

Garden Store = 18.0 sq m / 194 sq ft

Total = 409.0 sq m / 4401 sq ft



First Floor



Ground Floor

Outbuildings
(Not Shown In Actual Location / Orientation)

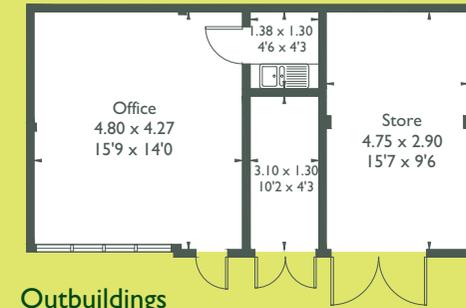


Illustration for identification purposes only. Not to scale
Ref: 167626

Directions to GU30 7JN

Follow the B2070 north east from Petersfield, go through Hill Brow and on to Rake and on leaving Rake proceed along for 1.3 miles and just past The Black Fox Inn turn right signed to Milland. Go along to the T junction and again turn right and then go for 0.1 miles where Pierwood will be found on the right hand side.



Services: Mains water (metered) and electricity, private drainage, oil fired central heating, oil fired Aga providing some back up hot water.

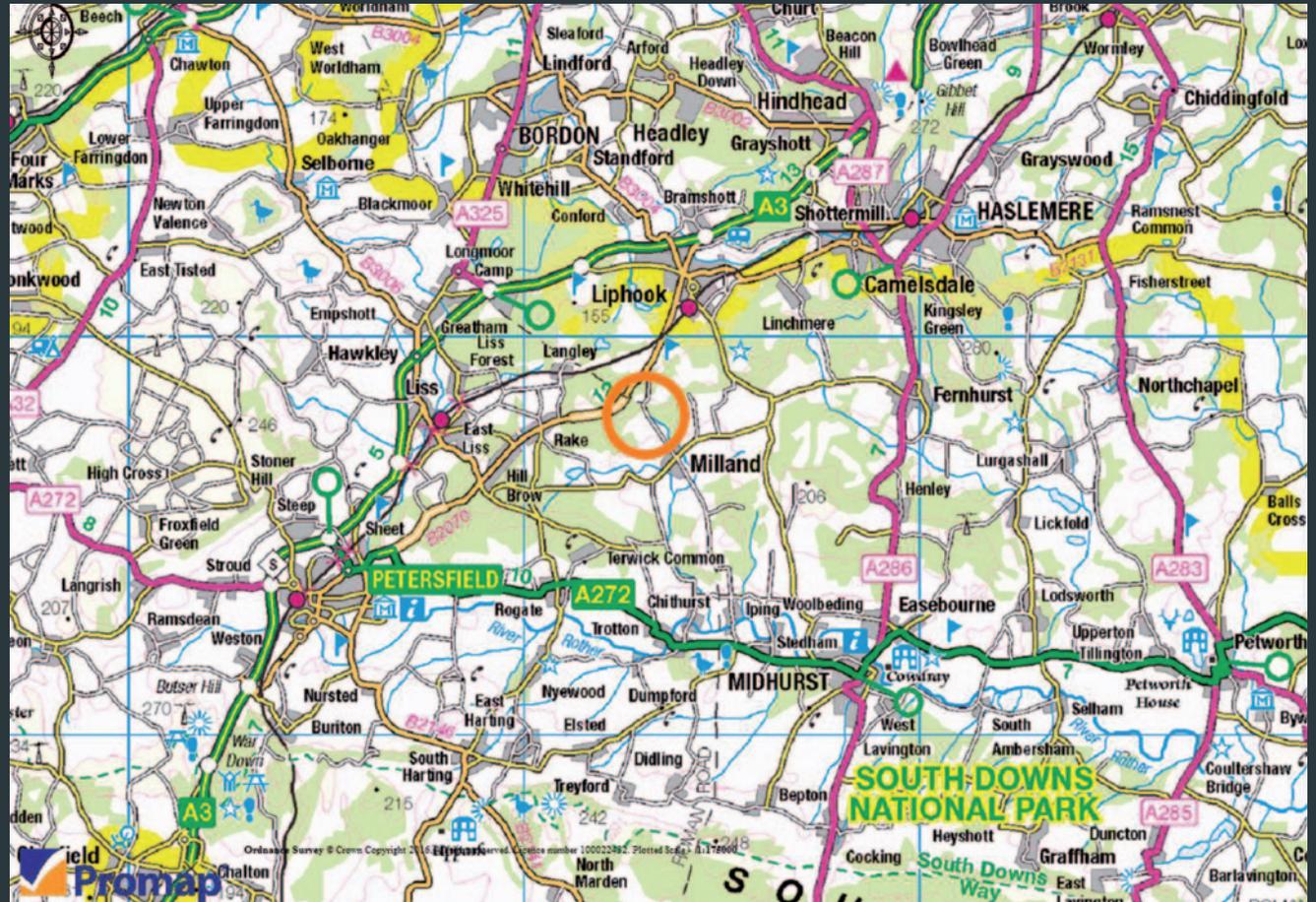
Local Authority: Chichester District Council
www.chichester.gov.uk, 01243 785166

Council Tax: Band G

EPC: E41

Agent's note: At the time of writing our client is intending to make some minor internal alterations and therefore the layout and look of the building may alter slightly during our marketing and we will point any changes made out when showing you the house. Some of the photos may predate these changes.

Viewing strictly by appointment



Wilson Hill have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Plans and maps are not to scale and should be treated as a guide only.

Details dated June 2016 and photographs were taken in Summer 2015