



Rotherhill Lodge East

STEDHAM | MIDHURST | WEST SUSSEX | GU29 0PA

Wilson | Hill

Master Bedroom with Ensuite Shower Room | 2 Further Bedrooms | Family Bathroom | Sitting Room | Study | Cloakroom | Large open plan Kitchen/Sitting/Dining Room
Large Timber Barn | Gardens | Parking

Mileages: Midhurst 2.3 miles, Petersfield 8.2 miles, Chichester 14 miles, London 58 miles



| Location

The property lies on the edge of the well regarded village of Stedham which has a pub, church and village hall and is about 2.3 miles from the well regarded town of Midhurst with a comprehensive range of facilities. Petersfield and the A3 are located 8.2 miles to the west and the other regional centres of Chichester, and Guildford, together with London are all within reasonable driving distance. Stations are available at Petersfield, Liphook and Haslemere all with services to London Waterloo. There is a wide range of educational facilities in the area with a primary school in the village and then Bedales and Churchers at Petersfield, Ditcham Park and Seaford. The village lies in the heart of the South Downs National Park and there are numerous recreational facilities including riding and walking within the area.

| The Property

Sitting on the edge of the village overlooking parkland, East Lodge is one of two former lodge houses to the Rotherhill Estate and offers attractive and flexible accommodation on two floors with a number of period features throughout. The property was extended recently to provide a lovely large kitchen/breakfast/sitting room which opens out onto the rear garden.





| Outside

A drive leads via a five bar gate to a parking area. Beyond this there is a nice sized garden with open areas of lawn bounded by fencing and hedging with then parkland to the rear. Within the garden there is a large oak barn building which provides good potential for workshops or further accommodation.

| Planning Permission

Planning was granted on 18 January 2016 Reference SDNP/15/05778/LDP for an extension to East Lodge. For further information, please look at the details on the web under the references above at:

<http://planningpublicaccess.southdowns.gov.uk/online-applications/>

- *Please note that the large tree has now been removed (photograph opposite).*



Directions to GU29 0PA

Follow the A3 south from Guildford to Petersfield and at the first exit follow the A272 towards Midhurst. Go through Sheet and then carry on along the A272 through Rogate and Trotton and 1 mile from the bridge with the traffic lights in Trotton turn left into Stedham, signed Hamilton Arms. Follow the road down for 75 yards and then turn left signed to Rotherhill Nurseries and the properties will then be found immediately on your right hand side.

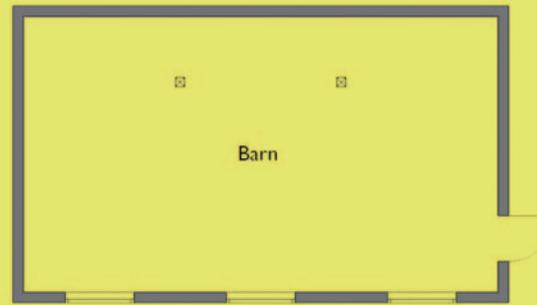
Services: All mains services are provided, gas fired boiler providing hot water and central heating via radiators.

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

Council Tax: Band E

EPC: D60

Viewing strictly by appointment



Ground Floor



First Floor

Sitting Room	4.76 x 2.76 (15'6" x 9'0")
Dining Room	3.47 x 3.09 (11'6" x 10'3")
Kitchen / Breakfast Room	8.54 x 3.68 (28'0" x 12'1")
Snug	3.11 x 2.26 (10'3" x 7'6")
Bedroom 1	3.77 x 3.48 (12'3" x 11'6")
Bedroom 2	3.31 x 2.26 (10'9" x 7'6")
Barn	8.08 x 4.66 (26'6" x 15'3")

Approximate Gross Internal Area=
123.30 SQ M / 1327 SQ FT
Outbuilding = 37.60 SQ M / 405 SQ FT
Total = 160.90 sq m / 1732 sq ft

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. Maps and plans shown as a guide only.

Details and photographs dated June 2016 and February 2017.