



## High Orchard

35 PULENS LANE | SHEET | PETERSFIELD | HAMPSHIRE | GU31 4BZ

Wilson | Hill

7 Bedrooms | 3 Bathrooms | Upstairs Kitchen with potential to become an Ensuite Bathroom | Entrance Hall and Vestibule | Drawing Room | Dining Room | Sitting Room | Study  
Kitchen/Breakfast Room with Aga | Crafting Room | Boot Room | Cellar | 2 Garages | Car Port | Parking | Stores | Gardens of about 1.4 acres (0.56 ha)  
Petersfield Town Centre 1 mile, Guildford 26 miles, Winchester 21 miles, Chichester 16 miles, London 56 miles







### **| The Property**

High Orchard provides a very rare opportunity to acquire a substantial Victorian family house, dating we understand from the 1870's, in a secluded and elevated location on the eastern edge of the town, within the Parish of Sheet, and sitting in mature gardens of about 1.4 acres.

The house is a very good example of this era of architecture and retains numerous original features including fireplaces and joinery and of particular note is the entrance vestibule with its colourful tiles. There are well proportioned rooms with high ceilings and large windows, giving the house a very spacious and light feeling.



### | Location

The house is in a popular residential part of the town, about a mile from the town centre and station. Petersfield itself has a comprehensive range of facilities including Waitrose and a mainline station with train services to London Waterloo in just over an hour. The area is particularly blessed with an excellent range of schools including Bedales, Churchers College, Ditcham Park and in the state sector TPS and Bohunt.

The A3 provides good regional transport links to the M25 and beyond and the larger centres of Winchester, Guildford and Chichester are all within reasonable driving distance, as are the harbours and creeks of the South Coast. There are a number of good footpaths and bridleways in the surrounding area including the South Downs Way, Hangers Way and Sussex Border Path.





## | Outside

To the front of the house there is an area of parking with then a further large parking area around by the two garages and outbuildings. Here there are, in addition to the garages, a number of stores and a car port. The original gardens were clearly very thoughtfully laid out in Victorian times and give a real sense of privacy, with extensive open areas of lawn, flower and shrub borders together with mature

rhododendrons, together with a number of specimen trees. Adjacent to the house there is a large terrace together with a veranda and at the top of the garden overlooking the house there is a tennis lawn and summer house and then a separate area laid out as an orchard and vegetable garden. In all a uniquely tranquil spot given the convenience for the town centre.



Approximate Gross Internal Area = 409.3 sq m / 4406 sq ft (Excluding Void)

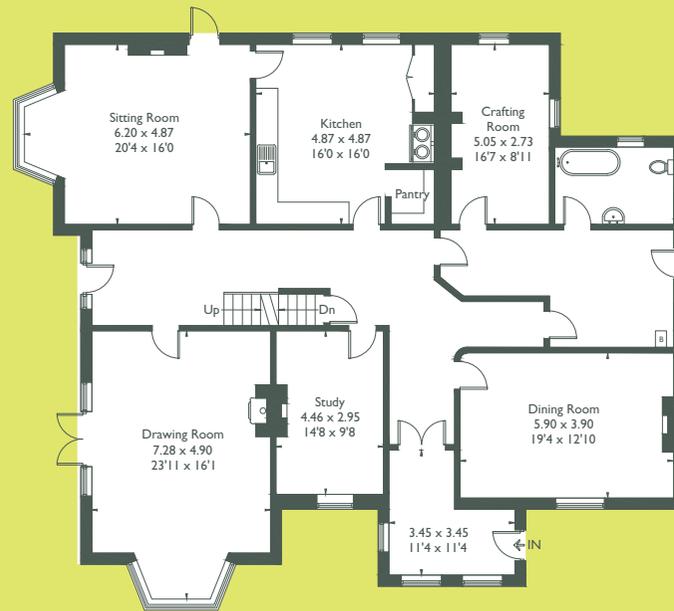
Cellar = 21.3 sq m / 229 sq ft

Outbuildings = 90.8 sq m / 977 sq ft (Including Garage)

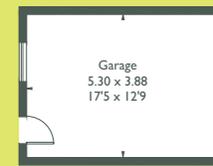
Total = 521.4 sq m / 5612 sq ft



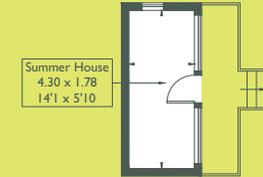
Cellar



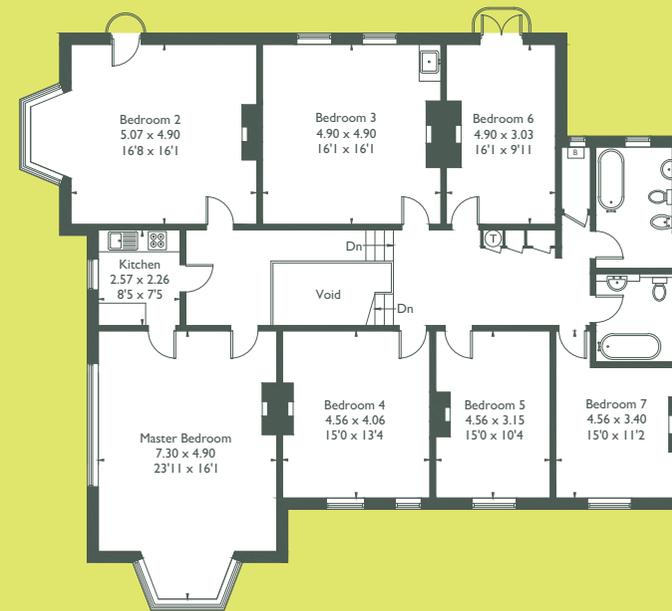
Ground Floor



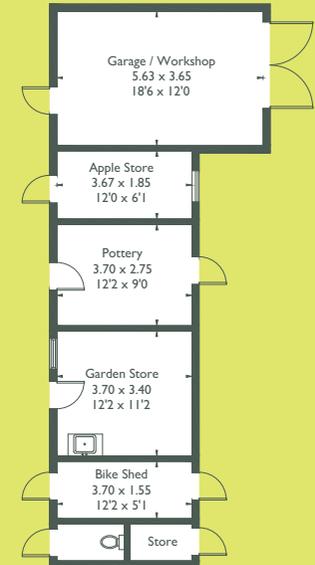
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



First Floor



(Not Shown In Actual Location / Orientation)

FLOORPLANZ © 2018 0203 9056099 Ref: 204907

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

## Directions to GU31 4BZ

Following the A3 south from Guildford, on arriving at Petersfield take the first exit signed to Midhurst A272. Follow the slip road up to the roundabout and here take the first turning on the left towards Sheet and Midhurst. Proceed along for about 200 yards and then turn right into Pulens Lane, signed to Harting. Follow this road down for about 400 yards where you will see the entrance to the property on the right hand side marked by the Number 35. There will also be a for sale board there. If you get as far as Hazelbank Close you have gone too far.



**Services:** All mains services are provided. Two gas fired boilers providing hot water and central heating via radiators.

**Local Authority:** East Hampshire District Council  
[www.easthants.gov.uk](http://www.easthants.gov.uk), 01730 266551

**Council Tax:** Band G. **EPC:** D62

**Viewing strictly by appointment**



**Agent's Note:** The drive is owned by the property, but two adjoining houses have the right of access over part of it and have to make contributions towards maintenance. Further information will be provided upon request.

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 March 2018.