



Manor Farm House

ELSTED | MIDHURST | GU29 0JY

Wilson | Hill

4 Bedrooms | 2 En Suite Shower Rooms | Bathroom | Entrance and Rear Halls | Cloakroom | Sitting Room | Kitchen/Breakfast Room | Studio/Study | Utility Room
Garage with Work Shop, Log Store and Garden Store | Wonderful English Country Garden of about 0.50 of an Acre (0.20 ha)

Petersfield 6.3 miles, Midhurst 5.4 miles, Chichester 13.7 miles, Haslemere 13.7 miles, Guildford 28.6 miles.

A3 7.4 miles, A272 3.1 miles. Mainline stations at Petersfield or Haslemere





“We have loved living in the country but being within the security of a village community and never tire of the remarkable views and sunsets through the season”



| The Property

Manor Farm House is a charming character home converted in the late 1980's from a former farm building. At the heart of the house is a lovely vaulted kitchen complete with AGA, which is open plan with the generous breakfast/dining area, both taking full advantage of the wonderful triple aspect garden and country views. This area is also linked to the well proportioned double aspect sitting room, with log

burner. Clever use of space provides a versatile living area mainly on the ground level, where there are two double bedrooms each with en suite shower rooms, whilst upstairs there are two further double rooms and a bathroom. On a practical level there are front and rear hall, ideal for day-to-day or more formal access and a good utility room and studio/study, as well as large boarded loft areas.

Attached with a neighbour's garage, the property is remarkably private and forms part of a community of four at the end of the lane on the north-western edge of the village, just past the small church. It is within easy walking distance of the heart of this special Downland village and a country stroll across the extensive range of footpaths gives access to a wide variety of further farmland walks, including the South Downs Way. The quiet local lanes also provide miles of cycling opportunities.

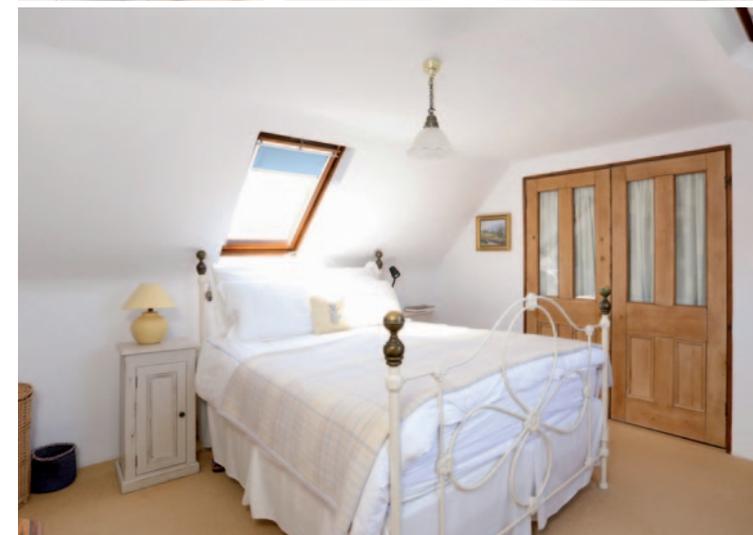




| Location

Elsted is refreshingly unspoilt and the epitome of the English country village, nestling at the foot of the Downs in the heart of the South Downs National Park between Petersfield and Midhurst. The village has a well regarded pub (The Three Horseshoes), a renovated Norman church, village hall and the picturesque recreation ground, with cricket club and tennis court, all within walking distance. The nearby village of South Harting has a popular primary school, shop and post office and many clubs and societies.

Petersfield with its comprehensive range of facilities including Waitrose, a mainline station with train services to London Waterloo and its excellent range of schools, including Bedales and Churcher's College are within easy reach. The A272 links to the A3 at Petersfield and provides good regional transport links to the M25, M27 and beyond. The larger centres of Winchester, Guildford and Chichester are all within reasonable driving distance, as are the harbours and creeks of the South Coast.





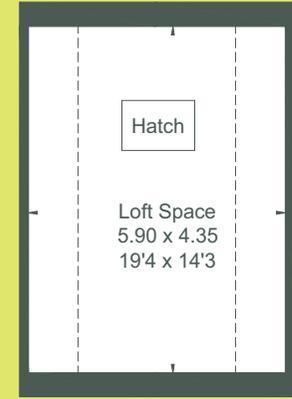
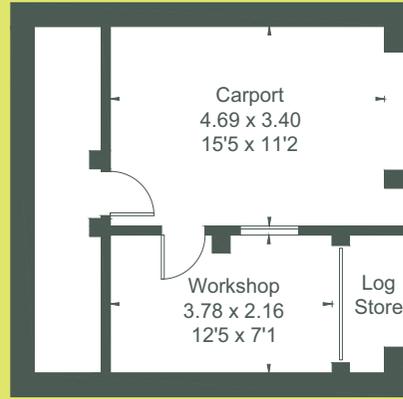
I Outside

The mature garden is a special feature, having been landscaped and stocked over many years as a traditional English country garden, with several individual 'rooms'. It was planned to take full advantage of the dramatic panoramic rural views to the north and west with hardly a house to be seen in the 220° view from the raised timber sitting area at the bottom of the garden. French windows open from the breakfast and sitting rooms onto a wide paved terrace, ideal for those alfresco summer evenings. There are areas of lawn and stocked herbaceous beds interspersed with several native trees, arbours,

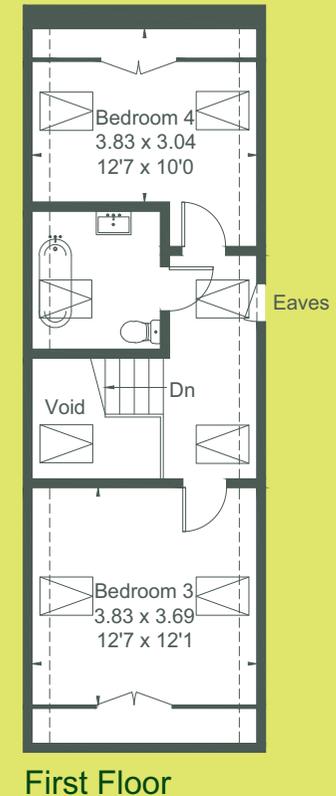
gravelled areas, a raised-bed vegetable garden together with a greenhouse. There is a small wild pond along with productive fruit trees. The pretty walled kitchen garden also has a heated dog kennel. At the rear the garden is bounded by open farmland on two sides. To the front is a more enclosed courtyard garden, with secluded terrace and to one side the gravel entrance drive provides plenty of parking and turning space and access to a carport garage, with workshop, garden store and large boarded loft above. Additionally, there is private parking for two more cars outside, on the concrete. In all about 0.50 of an acre (0.20 ha).



Approximate IPMS2 Floor Area = 229.4 sq m / 2469 sq ft
 Limited Use Area = 16.7 sq m / 180 sq ft
 Loft Space = 15.9 sq m / 171 sq ft
 Workshop = 16.1 sq m / 173 sq ft
 Total = 278.1 sq m / 2993 sq ft
 (Excluding Carport / Void)



= Reduced head height below 1.5m



Directions to GU29 0JY

Follow the A3 south from Guildford and on arriving at Petersfield take the first exit signed to Midhurst A272. Follow the slip road along to the roundabout and take the first exit signed to Midhurst (A272). Proceed for about 200 yards and turn right at the cross roads into Pulens Lane (signed Harting). Follow this road all the way passing through Petersfield and the Heath until it ends in a T junction. Turn left into Sussex Road and follow this road (B2146) all the way into South Harting. At the junction in the village turn left and follow this lane out of South Harting, continue past East Harting and on into Elsted village. As you come into the heart of the village take the left turn at the staggered crossroads turning (by the village notice board and bench) towards the church. Keep going all the way to the end of the lane and Manor Farm House is the last drive on your right, immediately before the field entrance.

Services: Mains water (metered) and electricity, private drainage to shared private treatment plant, oil fired boiler and AGA.

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

Council Tax: Band G

EPC: D59

Viewing strictly by appointment



Agents Note: We understand four properties share the use of a private drainage system and the cost of maintaining and emptying this is shared equally between them. Manor Farm House is also liable to contribute to the upkeep of a shared access section of private drive. The seller's solicitors will provide more information at the precontract enquiry stage.

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 April 2019

