



Dearnley House

ELSTED | MIDHURST | GU29 0JT

Wilson | Hill

5 Bedrooms | Dressing Room/Bedroom 5 | 2 En Suite Bathroom/Shower Rooms | 1 Further Bathroom | Entrance Hall | Cloakroom | Drawing Room | Study
Kitchen/Dining/Family Room | Utility Room | Open Fronted Double Garage with Store | Extensively Planted and Landscaped Mature Country Garden of over 0.80 of an Acre (0.323 ha)
Petersfield 7.9 miles, Midhurst 4.3 miles, Chichester 15.1 miles, Haslemere 13 miles, Guildford 27.5 miles, London 60.1
A3 7.9 miles, A272 1.9 miles. Mainline stations at Petersfield or Haslemere





“We have enjoyed creating a garden which is not just a haven for bird or wild life but very much part of a timeless South Downs landscape with our special views being a particular joy”



| The Property

Dearnley House is a period inspired house dating from 2005 in a rural setting with spectacular views to the South Downs. The house sits comfortably within a mature private and sheltered garden. The exterior has distinctive gabled and tile hung first floor elevations, partly dormered which contrast with mellow stone and brick ground floor. The interior space is well arranged on two floors with a generous boarded attic. Across the back of the house is a wonderful open plan bespoke kitchen/dining/family room which takes full advantage of the southerly aspect and views towards

the Downs, with doors opening onto a rear terrace/veranda. A lovely light and part galleried hall provides easy access to the study and drawing room, which are both well proportioned with generous ceiling heights.

Upstairs the master bedroom suite has a large dressing room (scope for bedroom 5) and en suite bathroom, with three further double bedrooms, one with en suite shower room and a family bathroom off the spacious landing. There are some lovely views to the South Downs from all the rear facing bedrooms. There is also a large boarded attic with further

potential for conversion subject to planning and the necessary consents.

Approached via a shared entrance with two neighbours, the property is remarkably private and forms part of an unspoilt rural community at the heart of this small village, within easy walking distance of the pub and a country stroll to an extensive range of local footpaths which access a wide variety of further farmland walks, including linking to the South Downs Way. The quiet local lanes also provide miles of cycling opportunities.



Location

Elsted is a refreshingly unspoilt small English country village, nestling near the foot of the Downs in the heart of the South Downs National Park between Petersfield and Midhurst. The village has two well-regarded pubs (The Elsted Inn and The Three Horseshoes) along with its renovated Norman church, village hall and picturesque recreation ground, with cricket club and tennis court. Midhurst is an easy drive to the east with a wide range of local services and Petersfield to the

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





Outside

A private resin bonded drive gently swings down a wide parking area and stylish approach to the house, flanked by gently graded grass banks.

The garden is a bird sanctuary having been planted with an extraordinary blend of native and specimen trees and ornamental high hedgerows which provide a private haven, but cleverly designed for seasonal interest. There are several outlying garden rooms, including a vegetable garden, a small orchard, a flower

and herb cutting garden with extensive boundary planting for privacy. Behind the house is a lovely level lawn which is seeded with wild flowers and orchids, this seamlessly connects to the rear terrace which invites you out into the garden with its vistas towards the South Downs. In all the garden and grounds extend to over 0.80 of an Acre (0.323 ha).

A double open front barn style garage provides useful covered space, with a large garden store.

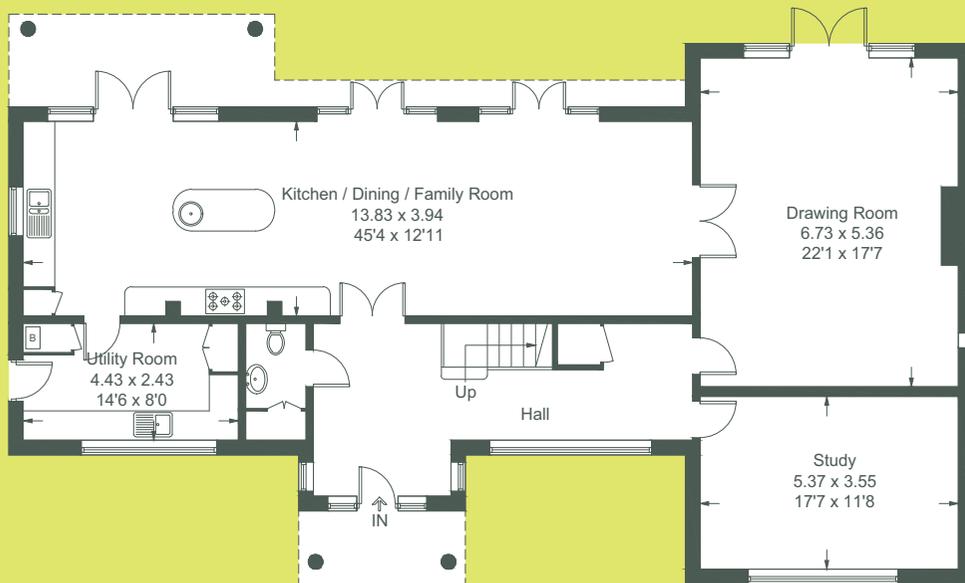
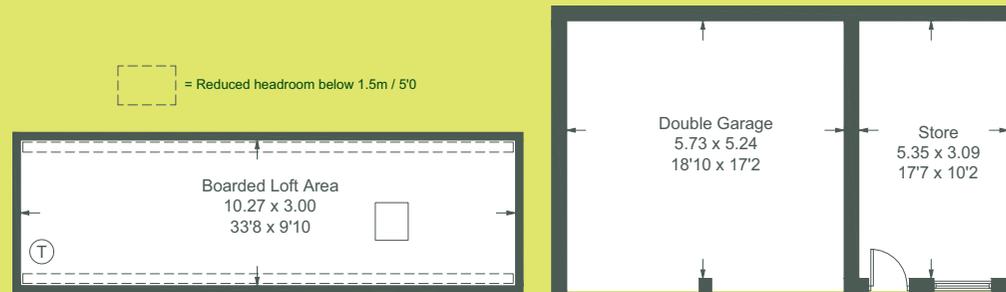


Approximate Gross Internal Area = 320.2 sq m / 3447 sq ft

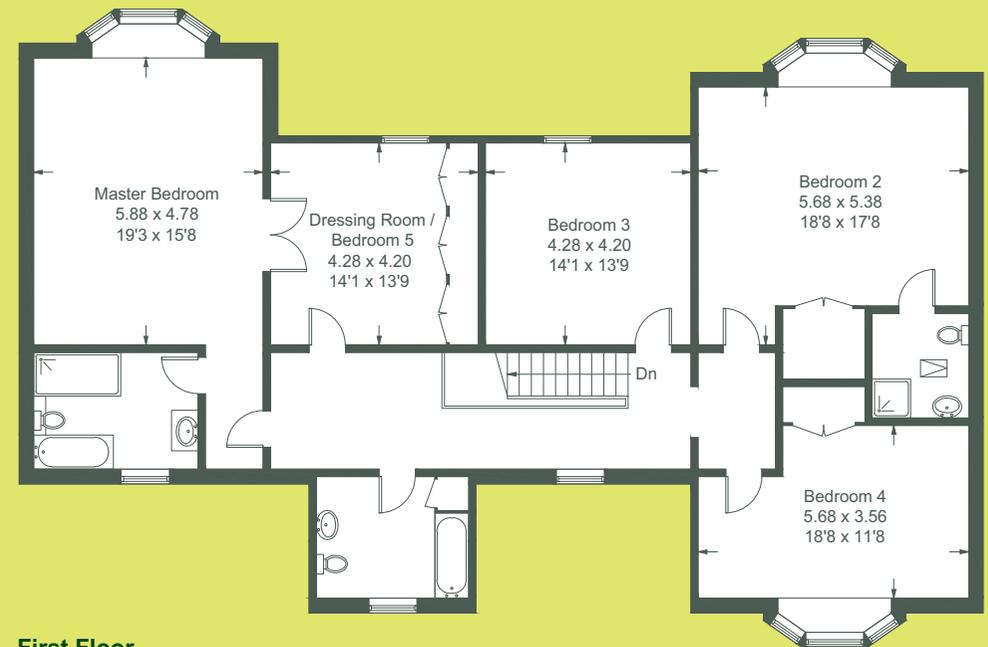
Loft Area = 30.7 sq m / 330 sq ft

Double Garage / Store = 48.7 sq m / 524 sq ft

Total = 399.6 sq m / 4301 sq ft



Ground Floor



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID666675)

Directions to GU29 0JT

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 crossroads 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 through Elsted village. Come down the hill and follow the lane for about 0.50 a mile past the Elsted Marsh village sign just after the 40 mph sign the entrance to Dearnley House will be found on your right. (If you get to the old railway bridge, you've gone too far).



Details and photographs dated July/August 2020.

Viewing strictly by appointment



© Promap

Agents Note: We understand three properties share the use of the outer entrance drive subject to contributions to the upkeep of this section of private drive and there are some restrictive covenants which apply to the property. The seller's solicitor will provide more information on this also at the precontract enquiry stage.

Services: Mains water (metered) and electricity, private drainage, oil fired boiler

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

Council Tax: Band G **EPC:** D67

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.

