



Old Beith House

FERNHURST ROAD | MILLAND | WEST SUSSEX | GU30 7LU

Wilson | Hill

Drawing Room | Family Room/Study | Dining Hall | Kitchen | Garden Room | Cloakroom | Reception Hall | Spiral Wine Cellar | Master Bedroom with En Suite Shower Room
Dressing Room/Bedroom 5 | 3 Further Bedrooms | Family Bathroom | Detached Double Garage with separate Workshop | Detached Party Barn/Studio
Attractive Gardens and Grounds | In All Approximately 0.95 Acres (0.37 ha)
Petersfield 7.2 miles, Liphook 3.5 miles, Haslemere 7 miles, Midhurst 6.5 miles, Guildford 21 miles, Portsmouth 25 miles, A3 (Liphook access) 4.2 miles
Mainline stations at Liphook, Haslemere and Petersfield



The Property

Old Beith House is an attractive, charming, and comfortable village house offering delightful stone facing elevations beneath a pitched, tiled roof. Believed to originally date back to the late 19th Century with more recent additions, the property offers an

abundance of character throughout whilst carefully combining the more modern conveniences attributed to current day living with notably well-proportioned and flexible accommodation, ideally suited for either family living or entertaining requirements.



Outside

The house enjoys a fine, central position within its own plot boasting a lovely outlook across the gardens to both the front and rear. The property is approached via a long, shingled drive leading to garaging, parking and a detached party barn/studio. The gardens are delightful, offering much privacy and seclusion, principally lawned with a number of trees, fruit trees and mature floral displays with a paved terrace to the rear and a detached 'bothy' currently housing chickens. In all approximately 0.95 acres (0.95 ha).

Location

Old Beith House enjoys a lovely, quiet position in the highly sought after village of Milland, which offers a village shop, pub, village hall, sports ground and tennis club. The Milland Valley is secluded and rural, yet remarkably accessible via the extensive network of local lanes. Liphook is just 3.5 miles north for local needs and the A3 provides good regional transport links to Guildford, London or the south coast. Located

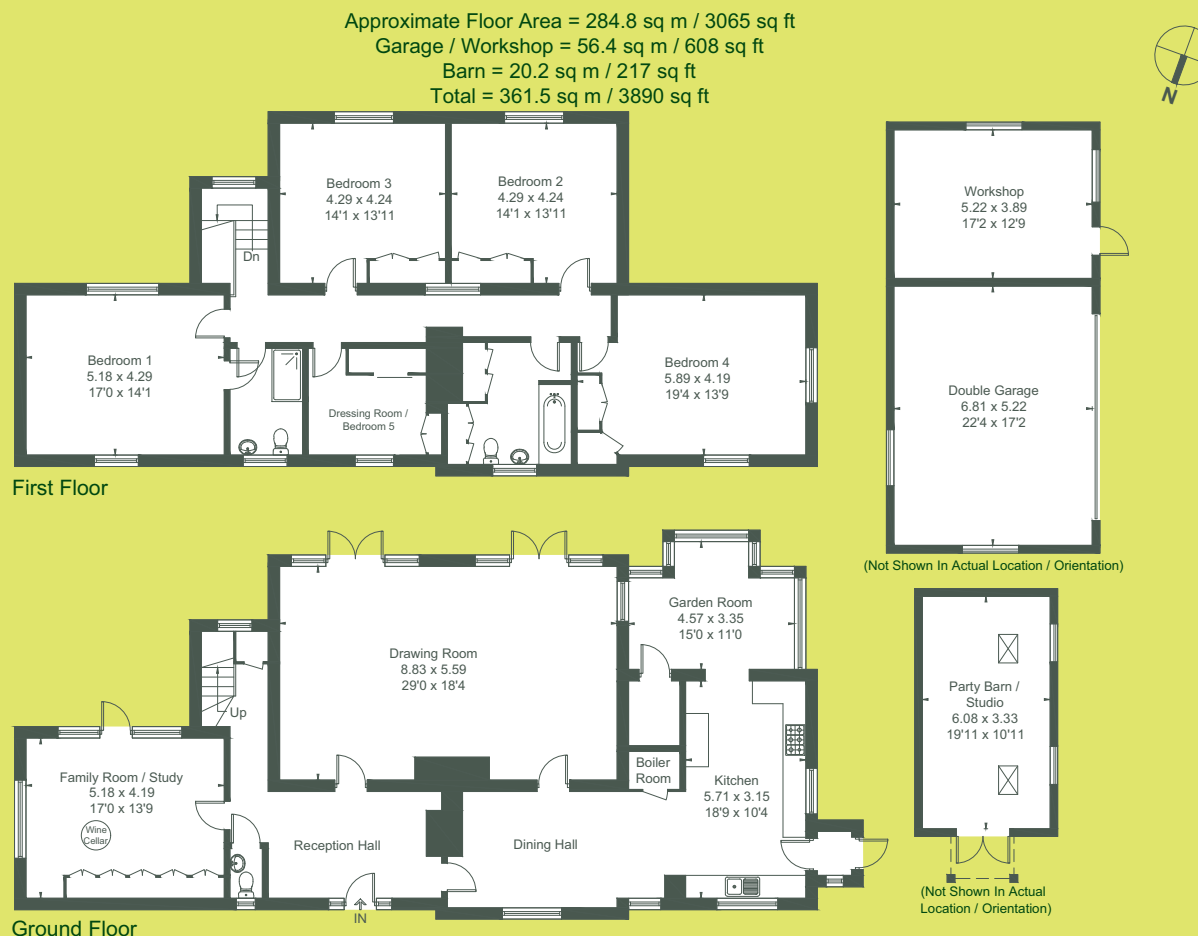
close to the West Sussex, Hampshire and Surrey borders, the area is well catered for with top performing state and independent schools all within the region, including Highfield and Bohunt at Liphook and Churcher's, Bedales and Ditcham Park at Petersfield. There is also an extensive network of footpaths and bridleways within easy access from the property to satisfy the outdoor adventurer.



I Directions to GU30 7LU

From A3 exit at Liphook, proceed along London Road into the centre of Liphook heading south on the B2070 (passing Liphook golf club on the left) for approximately 1.5 miles, turning left onto Milland Lane. Proceed to the end of the lane to the crossroads and at the centre of Milland opposite The Rising Sun pub, turn left onto Fernhurst Road where the entrance to Old Beith House will be found on the right hand side after approximately 0.4 miles.

Leave Petersfield on the B2070 heading towards Liphook, turning right after approximately 3 miles beside the Jolly Drover public house and then taking the third turning on the left signposted to Milland. Continue on this road for approximately 3.5 miles passing through Milland and The Rising Sun public house on your right, where the entrance to Old Beith House will be found on the right hand side after approximately 0.4 miles.



Services: Oil fired central heating, mains electricity, mains water, mains drainage.

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

Council Tax: Band H. **EPC:** E53.

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. Maps and plans shown as a guide only.

Details and photographs dated November 2022

