



## Yew Tree Cottage

HENLEY | HASLEMERE | GU27 3HQ

Wilson | Hill

Main Bedroom with En-Suite Bathroom and Dressing Area | 3 Further Bedrooms | Family Bathroom | Sitting Room | Dining Room | Family Room | Kitchen/Breakfast Room  
Utility Room | Hall | Parking | Delightful Gardens & Grounds | Brick Built Outbuilding

Midhurst 2.9 miles, Haslemere 5.4 miles, Chichester 15 miles, Guildford 15 miles, London 45 miles







## I The Property

An attractive and charming four bedroom Grade II listed cottage with far reaching views within the South Downs National Park and the village conservation area. Yew Tree Cottage, believed to date around 1670, offers ample character with many original features but is well adapted for modern day family living. The front door opens into a generous hall from which you can access all the downstairs rooms. The sitting room is in the oldest part of the house and is a cosy room with its open fire and exposed beams.





The kitchen/breakfast room is open plan to the family room and both are well fitted with units and shelving. Upstairs boasts four double bedrooms with a fabulous main bedroom complete with en-suite and dressing area.

### **| Location**

The hamlet of Henley occupies a delightfully rural position between Haslemere and Midhurst whilst retaining excellent accessibility to amenities, access to the fast rail service to London and the A3. The cottage itself is within walking distance to one of West Sussex's best pubs (The Duke of Cumberland).

The towns of Midhurst and Haslemere are close by (2.9 miles and 5.4 miles respectively) and provide for most everyday needs, whilst both cities Guildford and Chichester are within easy reach. Midhurst and the surrounding areas offer Polo at Cowdray Park, racing at Goodwood and Fontwell and many golf courses including Cowdray Park and Goodwood. There are many footpaths and bridleways in the area for walking, riding and cycling and the beaches and harbours on the south coast are also within easy reach.






## Outside

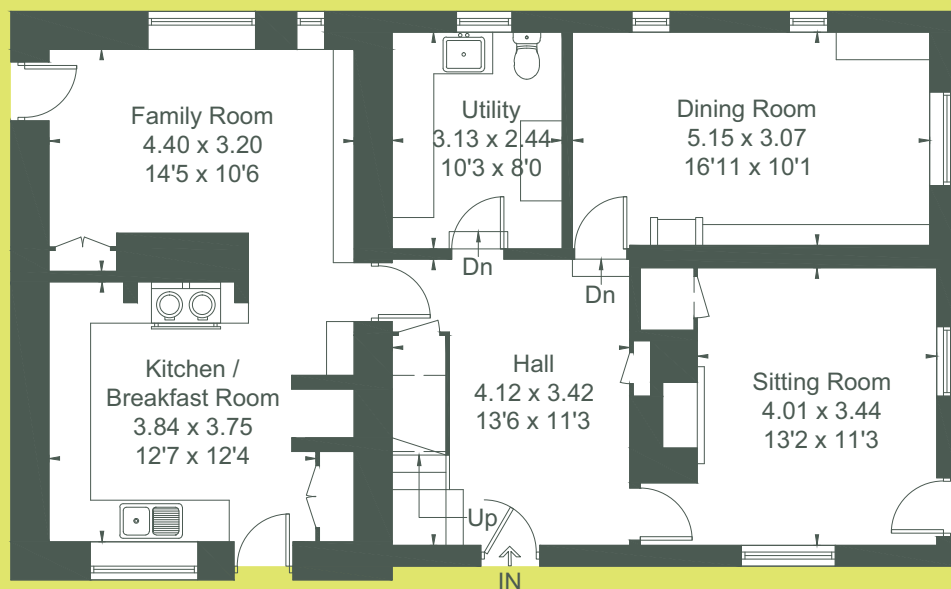
A gravel parking area with steps lead down onto a generous terrace with wonderful, distant views. The wrap around gardens are laid mostly to lawn with a south facing seating area perfect for al fresco dining and entertaining. The property is nestled in a timeless oasis at the end of a private lane and the surrounding woodland gives access to miles of footpaths.



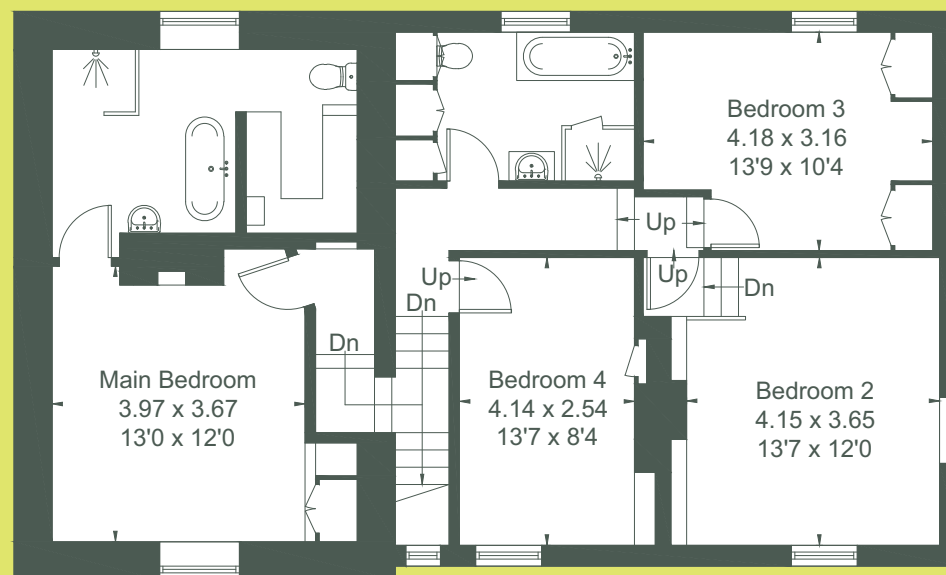
Approximate Area = 186.6 sq m / 2008 sq ft  
Including Limited Use Area (1.9sq m / 20 sq ft)



 = Reduced head height below 1.5m



Ground Floor



First Floor

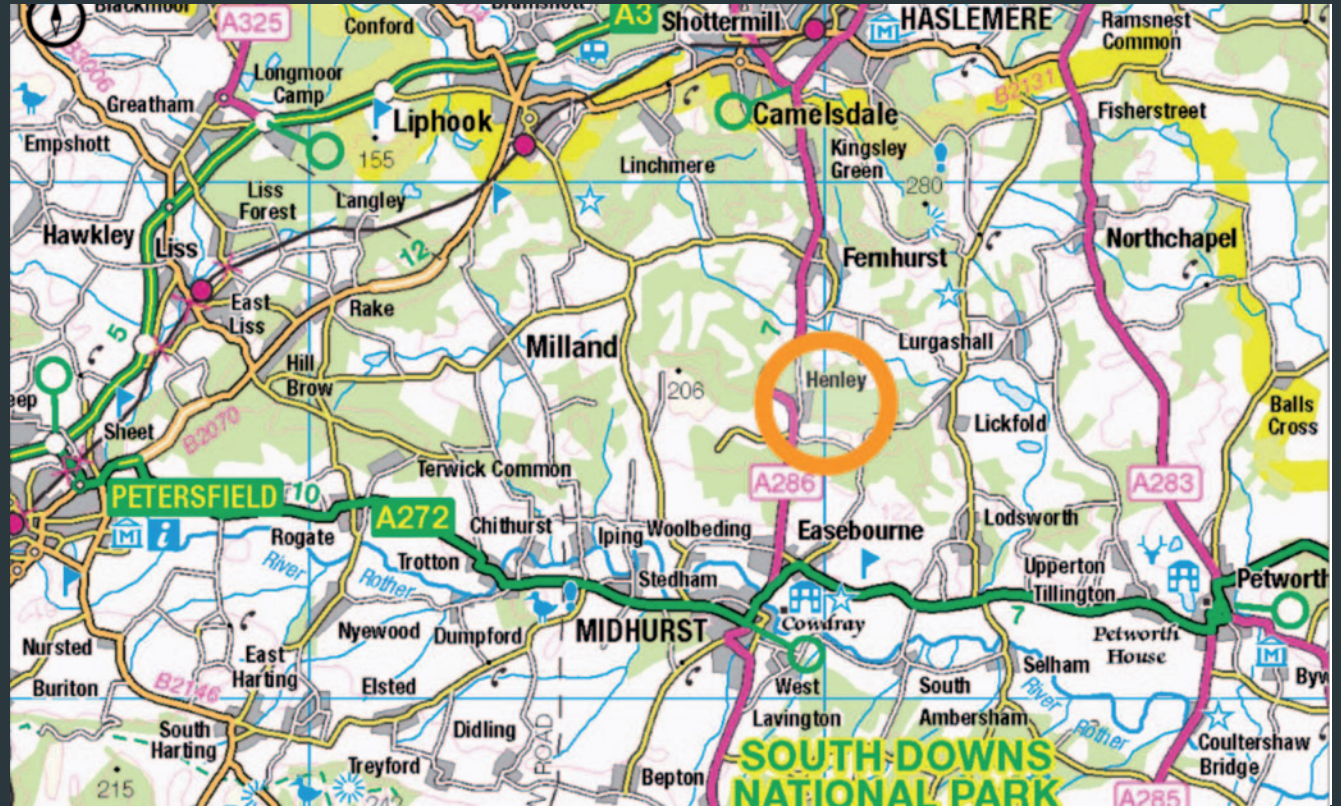
## I Directions to GU27 3HQ

From Midhurst take the A286 towards Haslemere and continue for two miles. At the brow of the hill there will be a narrow side road on your right that dips down the hill and takes you into Henley. Following the road down for 0.2 miles you will see the Duke of Cumberland pub on your left. Opposite the pub is a turning to a track – identifiable by the red telephone box at the entrance. This track leads to Yew Tree Cottage which is approximately 100 yards on your left.



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.

Viewing strictly by appointment



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**Services:** Mains gas, water and electricity, private drainage. Central heating via radiators and underfloor heating in parts of downstairs.

**Council:** Chichester District Council, website [www.chichester.gov.uk](http://www.chichester.gov.uk)

**Council Tax:** Band G

**Agents Note:** Please note there are six tree preservation orders within the grounds of the property. There is a public footpath over the southern boundary behind a hedge

Details and photographs dated May 2021.

