



## Hazeldown House

ELSTED MARSH | MIDHURST | GU29 0JT

Wilson | Hill



5 Bedrooms | Dressing Room | 3 En Suite Bathroom/Shower Rooms | 2 Further Bathrooms | Entrance Hall | Cloakroom | Sitting Room | Dining Room | Study | Playroom/Home Office  
Kitchen/Breakfast Room | Utility Room | Double Garage with Store and Log Store | Wonderful English Country Garden of about 0.60 of an Acre (0.246 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











## I The Property

Hazeldown House is a handsome classically inspired house dating from 2005 in a wonderful rural setting with views to the South Downs. The house sits comfortably within a mature garden with rose and hydrangea clad mellow stone and brick elevations. The interior space is well arranged on three floors with generous ceiling heights and well proportioned rooms, providing a flexible living area. A wide hall provides easy access to the three reception rooms and a wonderful kitchen/breakfast room which takes

advantage of the southerly aspect into the garden and farmland/South Downs beyond.

Upstairs the master bedroom suite has a large dressing room and en suite shower room, with three further double bedrooms, two with en suite bathrooms and a family bathroom with shower. The roof lantern provides natural light to the top floor stairwell and access to a top floor flat ideal for live-in help or overflow space for guests or home office/playroom, being part of the house but easily shut off if not needed on a day to day basis.

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 Marsh 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 a well-regarded pub (The Elsted Inn) and is near to Elsted village 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.





## I Outside

A private drive gently swings down to the front of the house with parking and turning space for cars. The mature garden has been well nurtured and established with well stocked seasonal beds around the house and sweeping areas of lawn around and behind the house which are interspersed by native English trees. There is a wonderful terrace with wisteria clad arbour to the rear of the house, from which there is a commanding southerly view over the garden, farmland and South Downs, a fantastic entertaining alfresco space.

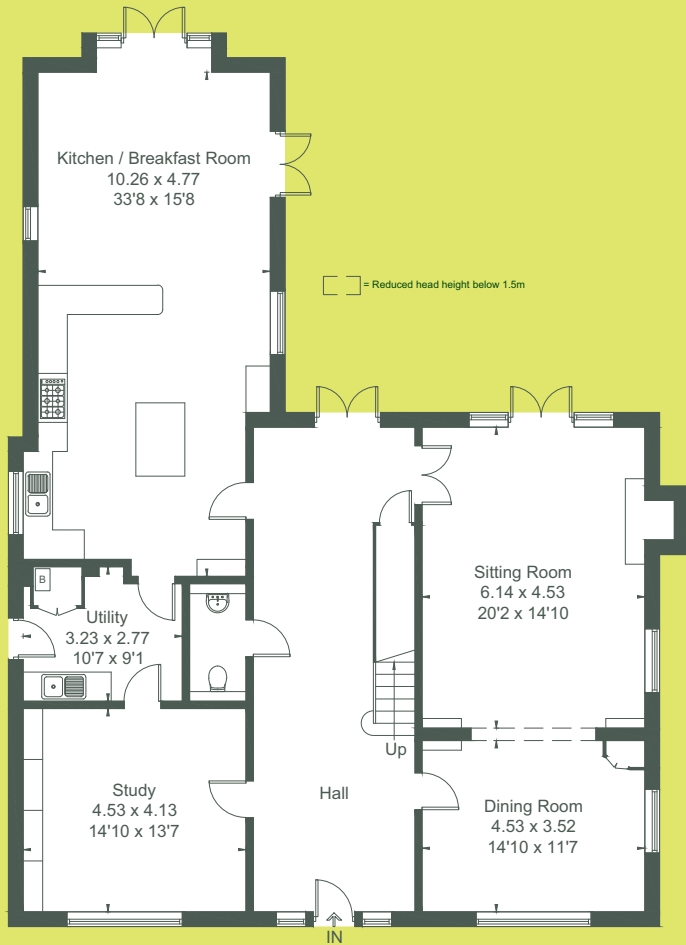
In all the garden and grounds extend to about 0.60 of an Acre (0.246 ha). A double garage provides useful covered space, with a large garden store and log store to rear.

“We have loved living in the country yet being part of this village community and this timeless South Downs landscape, never tiring of the remarkable views and light through the seasons”

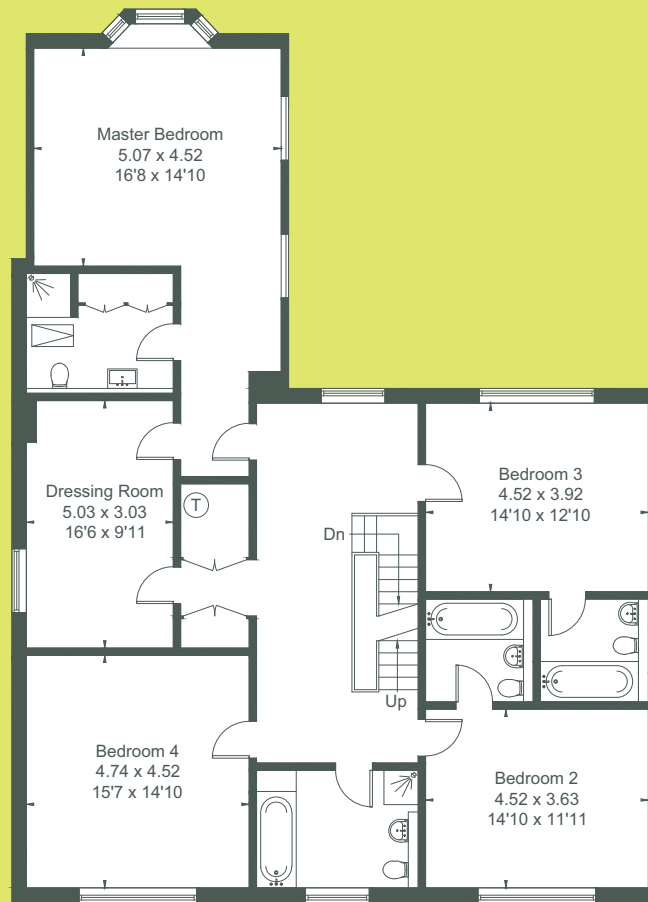




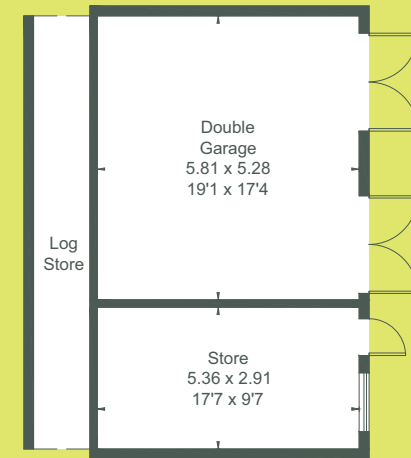
Approximate Area = 404.9 sq m / 4358 sq ft  
 Garage / Store = 47.3 sq m / 509 sq ft  
 Total = 456.8 sq m / 4917 sq ft  
 Including Limited Use Area (20.5 sq m / 221 sq ft)



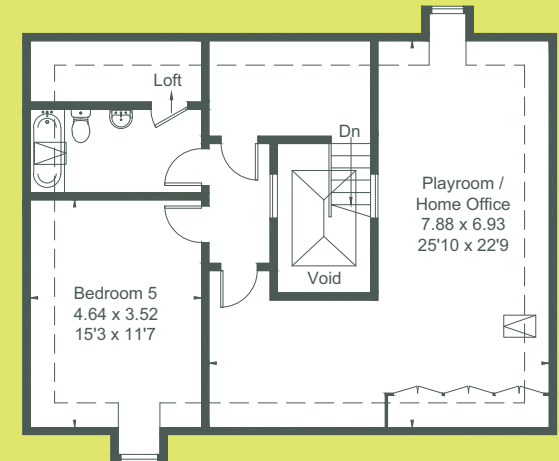
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Second Floor

## I 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 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 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 Hazeldown House will be found on your right. (If you get to the old railway bridge, you've gone too far).



Details and photographs dated June 2020.

Viewing strictly by appointment



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

**Council:** Chichester District Council [www.chichester.gov.uk](http://www.chichester.gov.uk) 01243 785166

**Council Tax:** Band H **EPC:** C70

**Agent's 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.

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.

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For video click here 

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