



Underhill Cottage

TREYFORD | MIDHURST | WEST SUSSEX | GU29 0LD

Wilson | Hill

Master Suite of Bedroom, Bathroom and Dressing Room, adjacent 4th Bedroom with ensuite Bathroom | 2 Further Bedrooms | Entrance Hall | Cloakroom | Drawing Room
Dining Room | Sitting Room | Study | Kitchen/Breakfast Room | Utility Room | Double Garage with Wood Store behind | Gardens of about 0.4 acres | Views
Midhurst 5.5 miles, Chichester 10.7 miles, Petersfield 8.2 miles, Haslemere 14 miles, Guildford 29 miles, London 60 miles







| The Property

Underhill Cottage is a lovely 17th Century cottage with more recent extensions in a tranquil rural setting on the edge of the highly sought after village of Treyford. The house is on the market for the first time since 1963 and is currently arranged with four bedrooms and two bathrooms including a master suite, together with four reception rooms and a kitchen. There is great potential to enlarge the property if required. The cottage sits in grounds of about 0.4 acres and has attractive views over farmland to the village beyond. This is one that has to be viewed to be truly appreciated.

| Location

Treyford is a particularly well regarded village nestling under the South Downs between Petersfield and

Midhurst, in the heart of the South Downs National Park. The nearest village facilities are in Elsted 1.4 miles away which has a church, village hall and the picturesque recreation ground with cricket, tennis court and celebrated pub. South Harting, 4 miles away has a well-stocked shop with post office and another pub. Midhurst is 5.5 miles away having most facilities including Cowdray Polo Park and Golf Club. For a comprehensive range of shopping, sporting and leisure facilities including Waitrose and a mainline station with train services to London Waterloo in around an hour, Petersfield is about 8 miles. Haslemere is about 14 miles, with direct trains to London Waterloo in 49 minutes.





The A3 is within easy access as too are Gatwick, Heathrow and Southampton airports. There is fantastic walking straight out from the house, being some of the most breath taking countryside in the South of England. The larger centres of Chichester, Guildford and Winchester are all within reasonable driving distance, as are the harbours and creeks of the South Coast.

There are excellent independent Senior schools in the area: Bedales, Churchers College, Ditcham Park, Seaford College, The Royal School, St Edmund's with easy access to RGS Guildford, Guildford High School

and Portsmouth Grammar School via the mainline train service and Prep schools including Dunhurst, Churchers College Junior, Conifers, Prebendal, Westbourne House, Oakwood, Dorset House, Brookham, Highfield, Seaford Prep, St Ives, The Royal School and St Edmund's and Amesbury.

The property is within close proximity to South Harting, Easebourne and Midhurst Primary Schools with Secondary Schools at Bohunt Liphook, Midhurst Rother College, The Petersfield School and Woolmer Hill.





| Outside

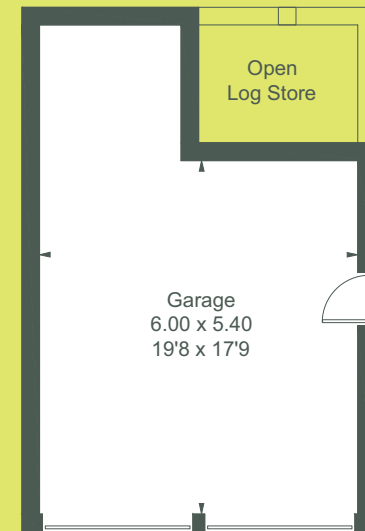
A drive leads up to a parking area with space for numerous cars and adjacent to this is the detached double garage with wood store behind. The house is surrounded by an attractive cottage garden. On the western side of the house there is a large terrace leading to lawns bounded in places by shrub and herbaceous borders with attractive views over open countryside which can be enjoyed from most of the house and garden.



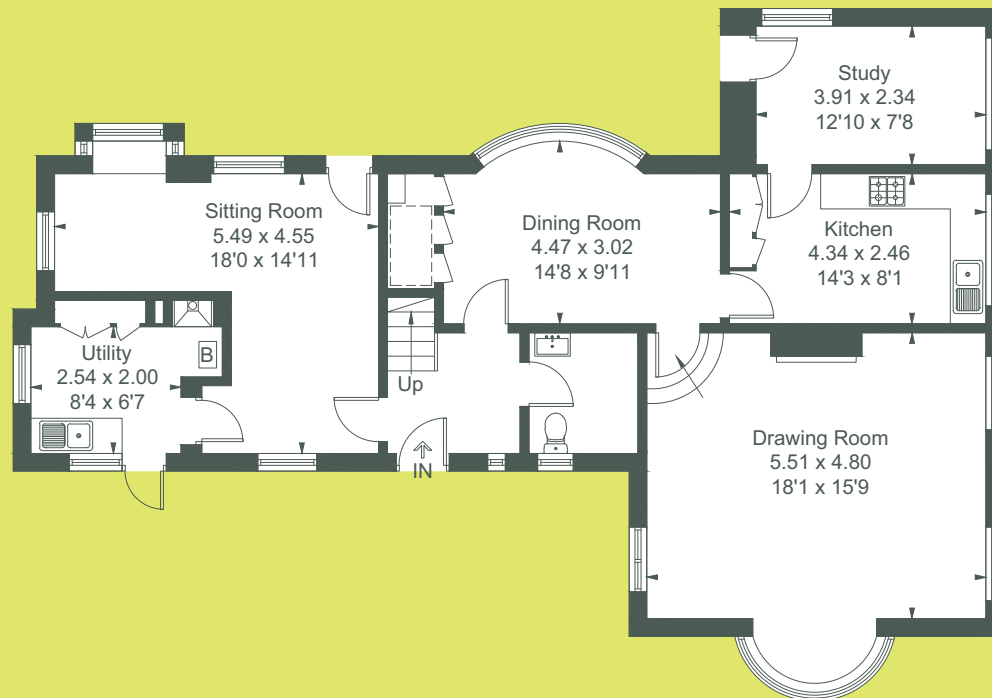
Approximate Floor Area = 189.8 sq m / 2043 sq ft

Garage = 37.9 sq m / 408 sq ft

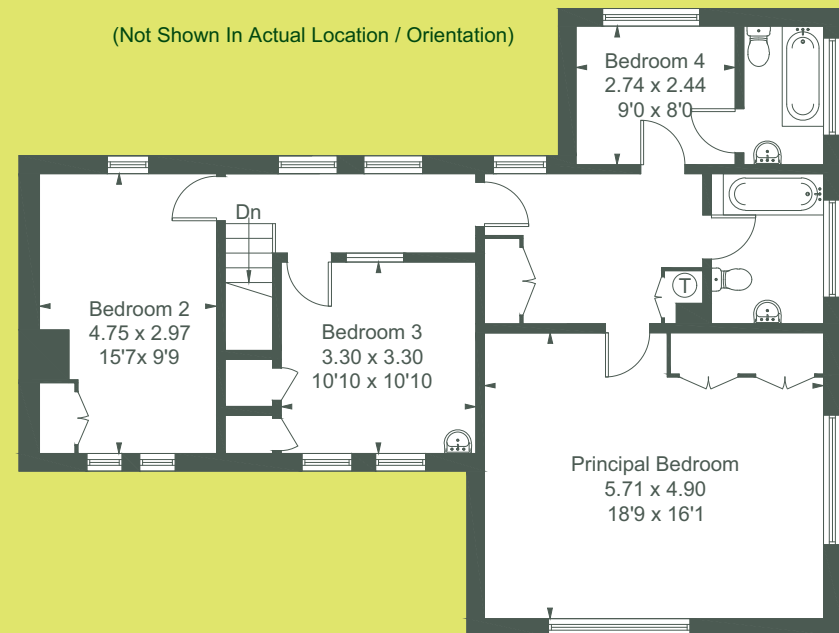
Total = 227.7 sq m / 2451 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

I Directions to GU29 0LD

Follow the B2146 from Petersfield to South Harting and go along to South Harting where you reach a T junction. Here turn left and follow this road then round to the right and out of the village and along to Elsted. On entering Elsted, take the first turning you come to on the right in the centre of the village signed to Treyford and follow the road down the hill, round to the left and along to the next T junction. Here turn right signed to Diding and after a short distance you come to Treyford. Carry on down the hill for about 500 yards and at the bottom where the road carries on round to the left and is signed to Diding, turn right into the no through road. Follow this down for about 300 yards where the entrance to Underhill Cottage will be found on the right hand side.

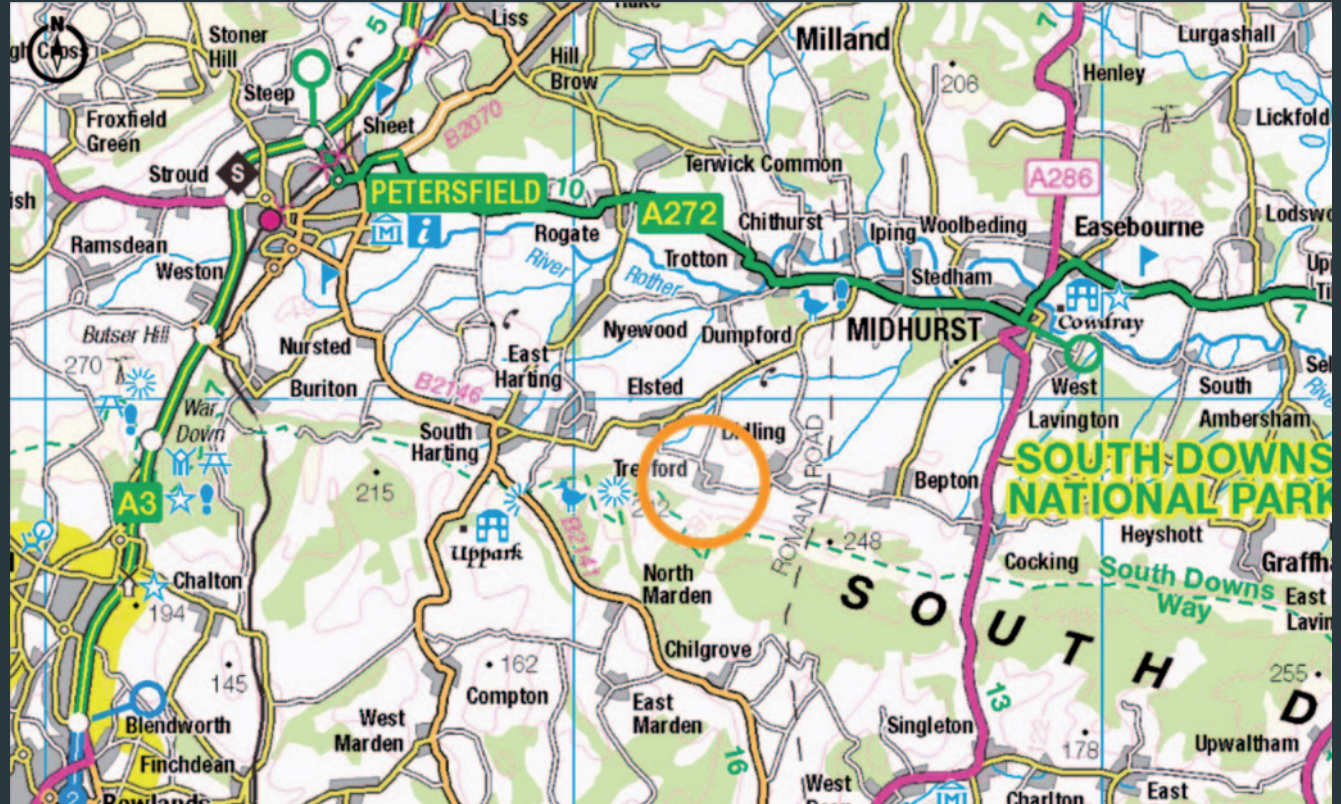
Services: Mains water and electricity, oil fired boiler providing hot water and central heating via radiators. Calor gas for cooking. Private drainage.

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

Council Tax: Band G,

EPC: F32

Viewing strictly by appointment



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Agents Note: We understand there is potential to enlarge the property if required, and our client has commissioned a report from a planning consultant that explains what should be possible. If you wish to see the report, please ask the office.

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 July 2020.

