



## Crowshole Farmhouse

IPING | MIDHURST | WEST SUSSEX | GU29 0JW

Wilson | Hill



Master Bedroom with Ensuite Shower Room | 4 Further Bedrooms | Family Bathroom | Cloakroom/Shower Room | Sitting Room | Music Room | Family Room  
Large Kitchen/Dining Room | Study | Utility Room | Parking | 2 Garden Stores | Gardens of about 1.85 Acres (0.75ha) | Views | Space for a pony paddock  
Midhurst 2.8 miles, Petersfield 7.3 miles, Chichester 14.5 miles, London 58 miles.









## I The Property

Crowshole Farmhouse is a charming detached house dating we believe from the 1890's and formerly part of Crowshole Farm. Our client bought the property 10 years ago and has sympathetically restored and extended it, keeping many of the original features, but adding a contemporary twist, offering light, bright family accommodation. Of particular note is the orangery extension to the kitchen which provides a large, open dining space for today's style of living.

The sitting room and family room are divided by folding oak doors to allow the rooms to be used as one if required. On the lower ground floor there is a fifth bedroom which was used as the shop selling milk from the dairy farm when the house was originally built. The garden is a wonderful playground for children, and there are attractive views over open countryside. In all, a fantastic package making for a beautiful family home.







## **| Location**

The property lies out in the country between Iping and Trotton and is 1.1 miles from Stedham which has a pub, church and village hall and is about 2.8 miles from the well regarded town of Midhurst with a comprehensive range of facilities. Petersfield and the A3 are located 7.3 miles to the west and the other regional centres of Chichester, and Guildford, together with London are all within reasonable driving distance. Stations are available at Petersfield, Liphook and Haslemere, all with services to London Waterloo.

There is a wide range of educational facilities in the area with a primary school in Stedham and then Bedales and Churchers at Petersfield, Ditcham Park and Seaford. The village lies in the heart of the South Downs National Park and there are numerous recreational facilities including riding and walking within the area. The property is across from a bridleway to Iping and Stedham Commons, a haven for naturalists and dog walkers.







*Iping Common*

## **| Outside**

The south-facing house is fronted by young fruit trees with a good sized parking area. There is a large timber garden store with a further timber shed beyond that. Adjacent to the kitchen there is a lovely large terrace and barbeque area, which leads to the extensive garden, including open areas of lawn, lightly wooded areas and woodland. The garden is a fantastic playground for children, and there are attractive views over open countryside.



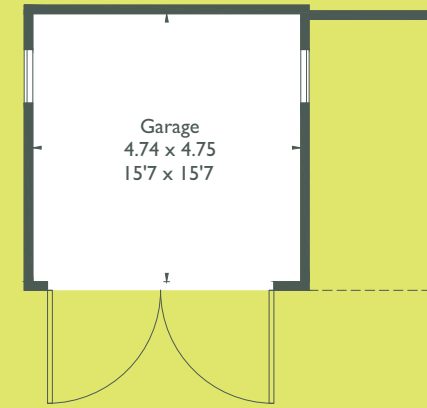


Approximate Gross Internal Area = 217.3 sq m / 2339 sq ft  
Garage = 22.6 sq m / 243 sq ft  
Total = 239.9 sq m / 2582 sq ft

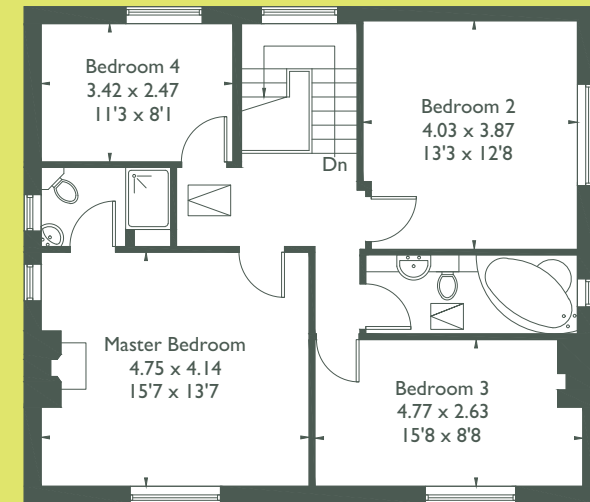


Lower Ground Floor

Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 168991

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

## I Directions to GU29 0JW

Follow the A3 south from Guildford to Petersfield and at the first exit follow the A272 towards Midhurst. Go through Sheet and then carry on along the A272 through Rogate and Trotton and 0.7 miles from the bridge with the traffic lights in Trotton turn left where you see a small black sign with a crow and a circle. This is about 200 yards beyond the sign on the left saying Trotton Gate Garage. Having turned off the main road the entrance to Crowshole Farmhouse will be found almost immediately on the right hand side.

**Services:** Mains water (metered) and electricity, private drainage, LPG fired boiler providing hot water and central heating via radiators and by an underfloor system in the kitchen. Our client has installed an underground tank in the garden which collects rainwater for use in the garden.

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

**Council Tax:** Band G

**EPC:** F21

**Agent's note:** This brochure dates back to when we briefly marketed the property in 2016 and we are reusing it as the property is essentially the same as then. We just wanted buyers to be aware of this fact.

**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. Plans and maps are not to scale and should be treated as a guide only.

Details and photographs dated June 2016