



Milland Lane, Milland  
Liphook, Hampshire, GU30



*Beyond your expectations*



# Period house with detached cottage in 1.5 acres adjoining fields

**Hamptons International**

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Master Bedroom with Dressing Room & Ensuite Bathroom | 3 Further Bedrooms | 2 Further Bath/Shower Rooms (one Ensuite) | Reception Hall & Cloakroom | Drawing Room | Morning Room | Dining Room | Kitchen/Breakfast Room | Utility | Garaging | Detached Cottage

**Guide Price £1,800,000 Freehold**

## Description

A charming Grade II listed period house of great character understood to date from the 17th century, presented with local sand and ironstone with brick quoins, shaped brick mullions and some tile hanging under a tiled roof. Extended by the current owner in recent years yet benefitting from many period features including a wealth of beams and original joinery. There are three reception rooms including a double aspect drawing room with inglenook fireplace including old bread oven. The kitchen/breakfast room has extensive oak fronted cupboards, granite work surfaces, integrated oil fired Redfyre cooker, Bosch fridge/freezer, double electric oven and dishwasher. To the first floor are 4 bedrooms including an excellent master suite with dressing room and en suite bathroom. Situated in the grounds is a detached annexe/cottage ideally suited as a guest or relative cottage.

## Outside

DETACHED STONE ANNEXE/COTTAGE comprising sitting/dining room, bathroom and kitchenette. Door to MACHINERY STORE suitable for conversion if required subject to planning. Stairs lead from the sitting room to galleried bedroom with door to loft room. DETACHED BARN currently used for garaging with clock tower over. Greenhouse. Oil Tank. GARDEN: The property is approached by an electric five bar gate and long tarmac drive, flanked by cherry trees and terminating in a circular sweep around an old well. The garden provides a secluded setting with delightful outlook over adjoining

farmland. There are extensive lawns with flowering and herbaceous borders interspersed with a variety of trees including beech and copper beech. There is an area of lawn that was previously a small paddock and an area reserved for a soft fruit cage. Adjoining the house is a wide paved sun terrace enclosed with low walling and an ornamental pond. In all the GROUNDS EXTEND TO ABOUT 1.5 ACRES.

## Location

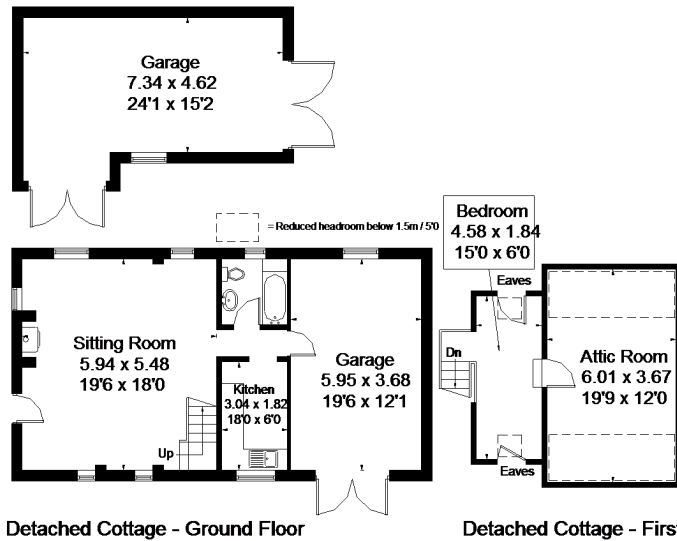
Occupying a lovely secluded position with wonderful views over the adjoining farmland and countryside beyond, Set in the South Downs National Park close to the sought-after village of Milland. The area is well known for its outstanding natural beauty. The village offers a public house, village school and local shop. The village of Liphook is within about 3 miles including a mainline station to London Waterloo in about 1 hour. More comprehensive facilities are available in Haslemere within about 8 miles. There is an excellent choice of both state and private schools in the vicinity.

## Additional Information

SERVICES: Mains Water, Electricity and Drainage. Oil Fired Central Heating.

LOCAL AUTHORITY: Chichester District Council





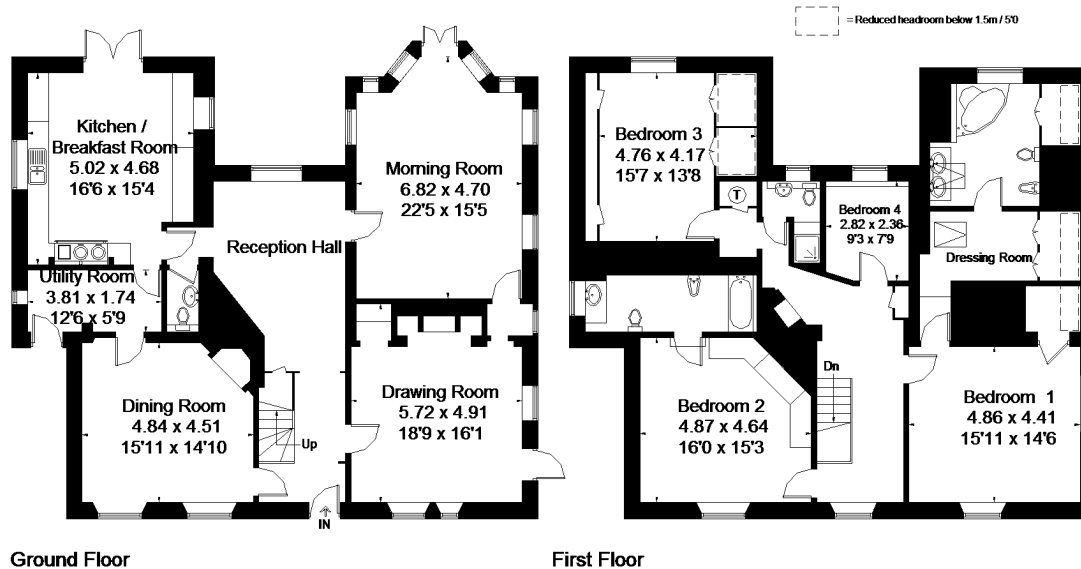
## Milland Lane, Milland, Liphook

Approximate Gross Internal Area = 295.3 sq m / 3179 sq ft

Detached Cottage = 100.3 sq m / 1080 sq ft

Garage = 30.6 sq m / 329 sq ft

Total = 426.2 sq m / 4588 sq ft



Floorplanz © 2016  
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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.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



